



29 Milner Road, Caterham, Surrey, CR3 6JR

Pollard Machin
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Offers in Excess of £550,000

Description

An extended three bedroom semi detached house situated in a private cul de sac with generous views of Caterham Valley. EPC rating C. Council tax band D.

Accommodation

This attractive home benefits from a recently landscaped garden. The accommodation downstairs comprises of an entrance hall, cloakroom, living room and spacious kitchen/reception area with a separate utility. Upstairs are three bedrooms and the family bathroom with an added feature of bedroom two opening onto the newly decked garden area. There is off street parking on road level.

Location

The property is approximately half a mile from the heart of the Caterham town centre which offers a range of local shops and choice of supermarkets as well as pubs, restaurants and takeaways. There is a good choice of schools in the local area including St Johns, Caterham School, de Stafford and Oakhurst. There are also a number of walks nearby with access on to the North Downs Way as well as Golf clubs, Caterham Rugby Club, Bowls and Cricket clubs locally and the De Stafford Sports centre nearby. Caterham station has regular trains to London via East Croydon (Approx 45 Mins) and buses run nearby. The M25 is approximately 3 miles to the south. There is a footpath close by that leads to Burntwood Lane and de Stafford school and another nearby that leads to local shops and buses.





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Gross Internal Area 1421sq ft / 132sq meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data shown.
Plan produced by AR Net Media - www.arnetmedia.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.





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