



**RAYNERS**  
TOWN & COUNTRY

**OAK TREE WALK**  
**CATERHAM, SURREY, CR3 5JZ**

# 5 OAK TREE WALK

CATERHAM, SURREY, CR3 5JZ

Guide Price £340,000

A rarely available two bedroom ground floor maisonette situated in a private cul de sac off Essendene Road. In our opinion the property is really well presented throughout with a modern, fitted and integrated kitchen, two lovely bedrooms, a bright and airy lounge and a well appointed bathroom currently fitted out with sanitary ware suitable for someone with mobility issues. There is direct access to a private patio which leads onto a spacious, lawned garden shared with only three other maisonettes. There is an allocated parking space. Located within a level half a mile of Caterham on the Hill with its array of shops and eateries and less than a mile to Caterham train station as well as easy access to Junction 6 of the M25. Offered to the market as an end of chain property **VIEWING IS HIGHLY RECOMMENDED.**





## 5 Oak Tree Walk



Total Area: 51.3 m<sup>2</sup> ... 552 ft<sup>2</sup>

All measurements are approximate and for display purposes only

**Tenure: Leasehold**

**Lease Length: 999 years from May 2003  
approx 979 years remaining**

**Local Authority: Tandridge : District  
Council**

**Council Tax Band: C**

**EPC Rating: C**

**Service Charge: We have been advised by  
the seller that there is service charge of  
approx £1174 per annum (paid in two  
instalments) and a charge for the estate  
which is an additional approx £290 per  
annum (paid in two instalments)**

**To be verified by solicitors, please ask for  
further details.**

**VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT**

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. R.772

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