Rayners are delighted to be able to offer this attractive tile hung and spacious detached property, situated in a desirable road close to Caterham School. Boasting ample off street parking, good-sized garden and garage.

**ENTRANCE HALL**
**4 BEDROOMS**
**SITTING ROOM**
**DINING ROOM**
**KITCHEN**
**BRAND NEW FAMILY BATHROOM**
**DOWNSTAIRS CLOAKROOM**
**GARAGE**
**GAS CENTRAL HEATING**
**FRONT AND REAR GARDEN**
**PART DOUBLE GLAZED**
**EXTENSION POTENTIAL (S.T.T.P)**

**GUIDE PRICE:** £495,000(F/H)
**Situation**

Caterham Town centre is less than a mile providing a station with regular commuter services to Croydon and London, supermarkets (Waitrose & Morrisons), shops, restaurants, sporting and social amenities. The nearest large towns of Oxted and Redhill are all within a 6 mile radius providing further shopping centres, social and recreational amenities and main line stations. Junction 6 of the M25 orbital motorway is about two miles distant giving access to Gatwick and Heathrow airports, the south coast and the remainder of the motorway network. The area is well served for schools both State and Independent for all age groups.

**NB: See floorplan for dimensions**

**Additional Information**

The sitting room has a door leading to the rear garden.
The kitchen has a range of modern eye and base units with under unit lighting, granite effect work surfaces, 1 ½ bowl stainless sink with mixer tap and drainer, integrated Bosch 'wipe clean' electric hob and stainless steel Bosch oven below, space and plumbing for washing machine and dishwasher, space for tall fridge freezer. A stable door leads to the rear garden.
The bathroom is newly fitted with a three piece white suite of wash hand basin, close-coupled w.c. and bath.
Bedroom 2 has a shower cubicle complete with wall mounted shower controls and attachment together with a wall mounted wash hand basin with mixer tap.
The entrance hall has doors to both a coat cupboard and under stair cupboard (housing fuse board and electric meter).
The property has gas-fired central heating to radiators. The property has brand new carpets in many of the rooms.

**Local Authority**

Tandridge District Council

**Main Services**

Gas, electricity, drainage, water

**Agents Notes**

The Agents wish to inform prospective purchasers that these Sales Particulars have been prepared as a general guide only. We have not carried out a detailed survey of the building described nor tested the services, appliances nor specific fittings. Room sizes are approximate and measurements may have been rounded up or down for convenience and are in general taken between internal wall surfaces and might therefore include cupboards/shelves etc. and accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed to be removable by the Vendor unless specifically itemised within these particulars.