



Caterham

Guide Price £700,000

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A well presented four bedroom property located on a highly regarded development within easy reach of Caterham station. The property benefits from direct access to a private meadow for the exclusive enjoyment of residents.



## The house

A well presented four bedroom property located on a highly regarded development within easy reach of Caterham station. The property was built circa 14 years ago and is presented in immaculate condition throughout. A modern fitted kitchen with Silestone worktops high end appliances and space for a table is positioned at the front of the property which leads to a good sized reception room and dining room. The stand out selling point of this property is the west facing garden which backs onto a private meadow of over one acre for the private enjoyment of residents.

On the first floor there are three good sized bedrooms one with en-suite and walk in wardrobe and a further family bathroom. On the second floor the principle room offers fitted wardrobes, an en-suite and stunning far reaching views over the meadow and green belt land behind.

To the front of the house there are two allocated parking spaces.

## Location

Caterham town centre and station is just under a mile away with direct rail services to London Bridge and Victoria in about 45 minutes and a variety of local stores and a Waitrose. J6 of the M25 is under three miles, giving access to the national motorway network and the airports. There are local schools in both the state and private sectors, with the highly regarded Caterham School very close- by (with a footpath to the side of the house leading directly to the school), leisure facilities at the De Stafford Sports Centre, a variety of local tennis, football, rugby and cricket clubs as well as golf at the Surrey National in Chaldon, two courses in Woldingham and Tandridge at Old Oxted.

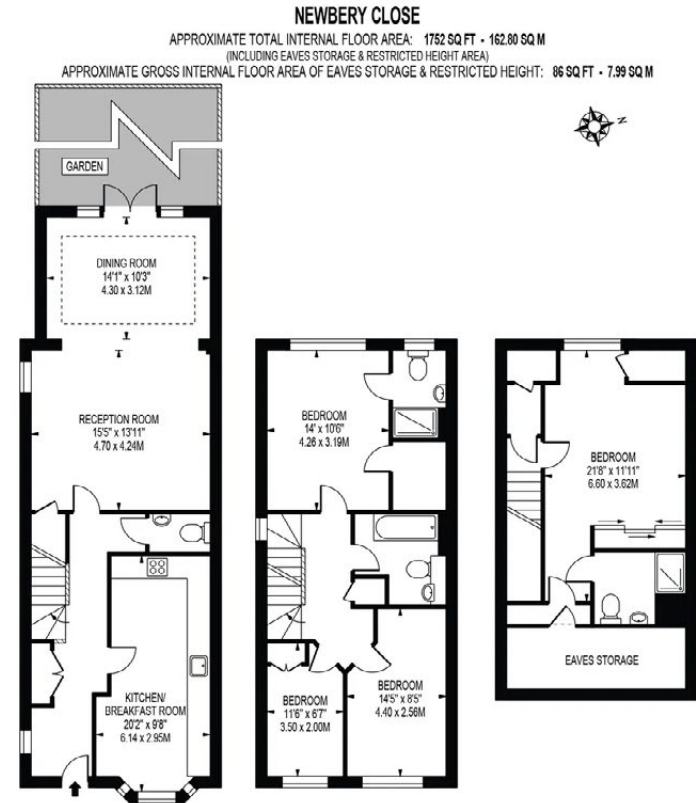






## At a glance

- Four bedroom family home
- Located in a highly regarded development
- Within easy reach of Caterham station
- Backs on to a private meadow for the exclusive use of residents
- Off street parking for two cars
- Modern high specification fitted kitchen
- 1752 sq ft of living accommodation
- EPC C
- Council tax band F



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## Intrigued?

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**Robert Leech**

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