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24 KEARTON PLACE, CROYDON ROAD, CATERHAM, SURREY, CR3 6PU



- SPLIT LEVEL ENTRANCE HALL
- 2 BEDROOMS
- SITTING / DINING ROOM
- BATHROOM
- FITTED KITCHEN
- DOUBLE GLAZED WINDOWS
- ALLOCATED PARKING
- COMMUNAL GARDENS
- SHARE OF FREEHOLD

A WELL MAINTAINED 2 bedroom purpose built first floor flat, within a short walk of Caterham Valley's shops and RAILWAY STATION. Benefits from double-glazing and SHARE OF FREEHOLD. **Early viewing highly recommended to avoid disappointment.**

PRICE: £178,000 (L/H)



Situation

Local shops and Tesco's Supermarket are available in Caterham-on-the-hill with a wider choice in Caterham Valley including 2 Supermarkets, Waitrose and Morrisons. In addition there is a mainline station with regular services to Croydon and London. Junction 6 of the M25 Orbital Motorway is to the south of the village providing access to Gatwick and Heathrow Airports, the South Coast and the remainder of the Motorway network. The area is also well served with schools for all age groups, both State and Independent.

Additional Information

Entrance Hall : (Split level), Fuse board, ceiling lights, storage heater and power point.

Bedroom 1: Front aspect double-glazed window, ceiling light, power points, wall-mounted heater, fitted wardrobes with sliding doors.

Bedroom 2: Front aspect double-glazed window, ceiling spotlight cluster, wall-mounted heater, wardrobe with sliding doors, power points.

Bathroom: Ceiling light, extractor fan, three piece white suite comprising pedestal hand basin, bath with mixer tap and shower attachment, shower curtain and rail, close coupled w.c., wall mounted fan heater, part tiled walls, door to airing cupboard with slatted shelves.

Sitting / Dining Room: Front aspect double glazed window, ceiling lights, storage heater, power points, tv point.

Kitchen: Ceiling spotlights, a range of white eye and low level units, worksurfaces, inset four ring hob and oven below with extractor fan above. Tiled splashbacks, power points, space for fridge freezer, space and plumbing for washing machine. Wall mounted fan heater, one and a half bowl sink with mixer tap.

Accommodation

Entrance hall
Bedroom 1
Bedroom 2
Sitting / Dining Room
Kitchen
Bathroom

NB: See floorplan for dimensions.

Outside

The property has extensive communal gardens.

Allocated parking space.

Local Authority

Tandridge District Council

Main Services

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.

