



51 Newstead Rise, Caterham, Surrey, CR3 6RS

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Newstead Rise  
Caterham  
Surrey CR3 6RS

Offers in Excess of £475,000

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### Description

A fully refurbished three bedroom semi detached family home situated in an elevated cul de sac location with stunning outlook to the front towards farmland. The property has further scope for extension subject to planning and is conveniently situated within easy reach of Caterham centre and train station. EPC Rating E (Dated EPC before works carried out). Council Tax Band D.

### Accommodation

The property briefly comprises; Entrance porch, hallway, modern kitchen with integral appliances and breakfast bar, open plan living room/dining room and feature fireplace. Upstairs features two good size double bedrooms, further single bedroom/study and modern family bathroom. Refurbishments include new boiler, rewired throughout, new double glazing throughout, integral speaker system and full landscaping to front and rear. The elevated rear garden is tiered mainly laid to lawn with shrub/plant borders, a pergola and patio areas ideal for entertaining. The front provides off street parking on the driveway in addition to the garage.

### Location

Newstead Rise is conveniently located within easy reach to Caterham Station offering links into London, Caterham Town Centre which provides a plethora of shops and restaurants including Waitrose and the Church Walk Shopping Centre. The M25 is easily accessed via the nearby Junction 6 for Gatwick Airport and the motorway network.



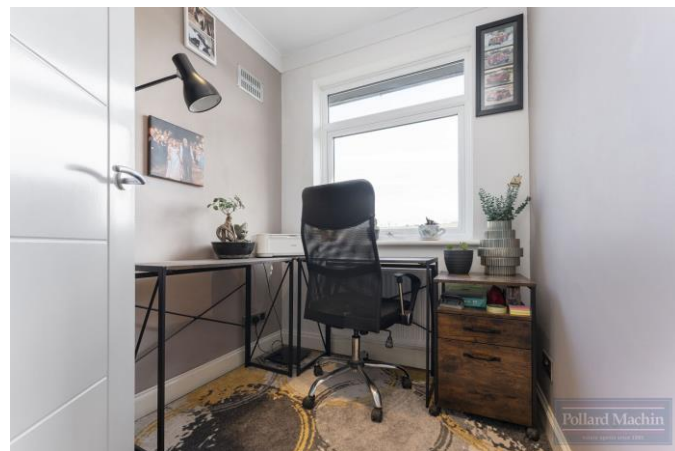


**Newstead Rise, Caterham, CR3**  
**Approx. Gross Internal Area 807sq ft/ 75sq meters**

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](http://www.arnetmedia.uk)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	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.



Viewings Strictly by Appointment Only

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