



Broadleaf Place

Caterham, CR3

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AN EXTRAORDINARY OPPORTUNITY. . .

This immaculate mid-terraced home offers low maintenance, stress-free living within a peaceful setting tucked away to the rear of the development. The property features parking for two cars at the front. A generous hallway leads to a good-sized, high-specification kitchen with a movable island and integrated appliances. At the rear, there is a large open-plan living area with doors providing direct access to the garden, creating space for family life and entertaining. There is an abundance of natural light and plenty of space for a home office setup. The ground floor also benefits from underfloor heating.

On the first floor, there are three bedrooms and a family bathroom. The master bedroom, located at the rear of the home, includes an en-suite shower room and fitted wardrobes. There is a second double bedroom at the front and a good-sized single bedroom at the rear.

Broadleaf Place is perfectly situated for schools; with primary schools including Audley (and nursery), Sunnydown and St. Francis' Catholic within walking distance, as well as De Stafford Senior School. Good transport links into London are available from Whyteleafe, Upper Warlingham, Caterham and Woldingham Stations. Additionally, numerous parks, including Manor Park and Queens Park, make this a wonderful place for families to live.

Tenure: Freehold

Council Tax Band: E

Tandridge District Council

Annual Maintenance Cost: £41 (General upkeep of the road)

EPC Rating Current & Potential: A





3 BEDROOMS

2 BATH

1061 SQFT

Scan here for more information:



Approximate Gross Internal Area
98.58 sq m / 1061.10 sq ft



Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.



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