



4 Bedrooms | 3 Bathrooms | 2 Reception Rooms

Avenue Road | Caterham | CR3 5TR

**Offers in excess of
£625.000**

LOFT

Avenue Road | Caterham | CR3
5TR
Offers in excess of £625,000

- Immaculately presented semi detached home
- Driveway and large, level rear garden
- Accommodation across three floors with a modern loft extension with luxurious en-suite
- Three bathrooms, two receptions and a utility area
- Open plan kitchen/diner with bi-fold doors, flooding the house with natural light
- Wooden flooring and high quality appliances
- Just over a mile from Caterham station and high street and minutes walk from the green Westway Common



If you are looking for a home that is ready to move straight into, already been extended and offering accommodation for the whole family, then look no further! A stones throw from town and the perfect forever home.



Ground Floor

Hallway

Reception Room

12'6 x 12'0 (3.81m x 3.66m)

Reception Room

12'6 x 11'3 (3.81m x 3.43m)

Utility

Wet Room

Kitchen

14'9 x 11'6 (4.50m x 3.51m)

First Floor

Landing

Bedroom 2

11'3 x 11'2 (3.43m x 3.40m)

Bedroom 3

11'7 x 11'2 (3.53m x 3.40m)

Bedroom 4

6'9 x 6'9 (2.06m x 2.06m)

Bathroom

Second Floor

Bedroom 1

14'3 x 13'3 (4.34m x 4.04m)

En-suite

Outside

Porch

Driveway

Rear Garden



Avenue Road, CR3

Approximate Gross Internal Area
(Excluding Eaves)
128.7 sq m / 1385 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1173342)

EPC Rating: C

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