

Croydon Road | | Caterham | CR3 6PJ

£1,950 Per month

L<sub>Q</sub>FT

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- Great location, situated within walking distance to Caterham and Whyteleafe
  South train station
- 2/3 Double bedrooms plus bonus study room
- Modern kitchen with direct access to garden space
- Off street parking
- Fantastic storage
- Unfurnished







Walking distance to Caterham town centre











## **Ground Floor**

Hallway

Bathroom

**Reception Room** 13;'2 x 12'1 (3.96m;'0.61m x 3.68m)

**Lower Ground Floor** 

**Kitchen** 15'0 x 13'1 (4.57m x 3.99m)

**Bedroom/ Study** 12'8 x 11'2 (3.86m x 3.40m)

First Floor

**Bedroom 1** 13'3 x 9'8 (4.04m x 2.95m)

**Bedroom 2** 12'6 x 8'3 (3.81m x 2.51m)



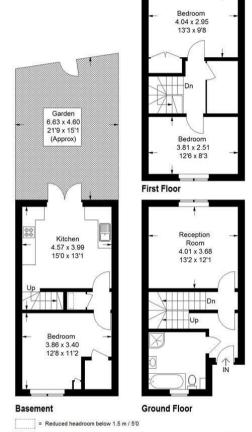




## Croydon Road, CR3

Approximate Gross Internal Area 96.3 sq m / 1037 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. (ID1094315)

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**EPC Rating: D**