



Eothen Close, Caterham CR3 6JU

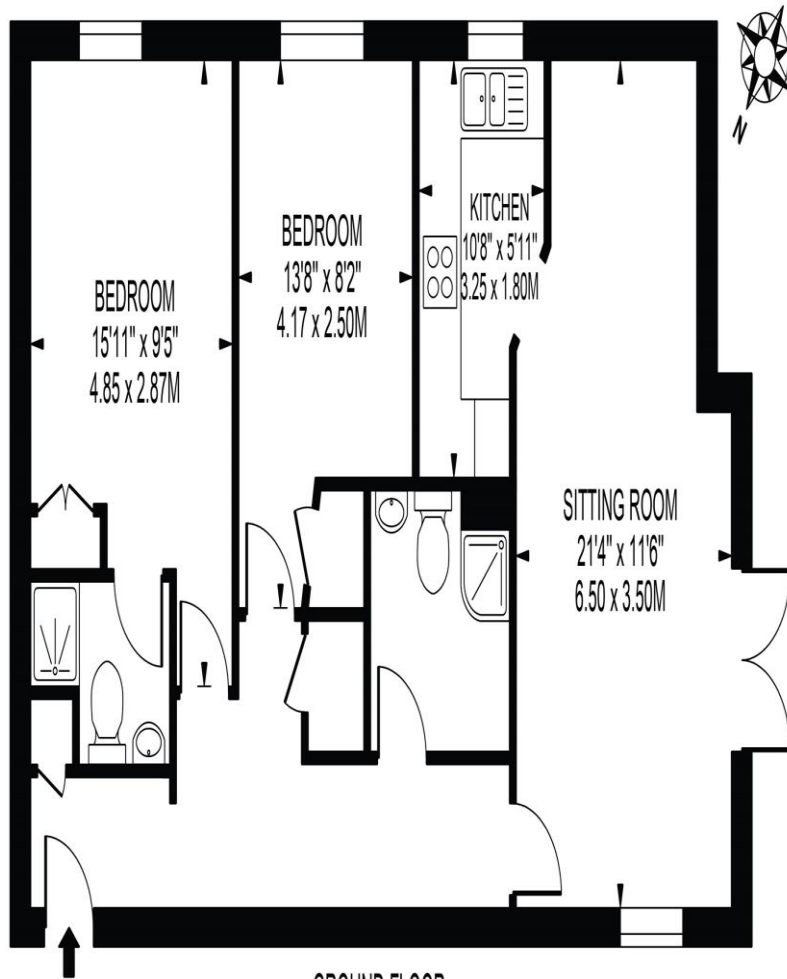
welcome to **Eothen Close, Caterham**

A spacious two-bedroom ground floor apartment comprising of a large reception room with patio doors leading out on the communal gardens, separate kitchen, two double bedrooms with the master having the benefit of the en-suite shower room and a second shower room. The property further benefits from a long lease and allocated off street parking. The current owner has fully refurbished the property to achieve a modern style living, this includes a new bathroom and new flooring with modern living in mind this would make a superb home for young families. Further benefits go onto include being in close proximity to the local medical practice, ample storage including utility space. Eothen Close is conveniently located for Caterham High Street and Caterham Train Station which provides a direct service into London and is the first and last stop. Caterham High Street offers a variety of Supermarkets having the benefit of a Waitrose, Morrisons and the recently opened Lidl. Church Walk provides a number of convenient stores and a Costa Coffee. The property is surrounded by greenery with fantastic places to go winter and summer walks and there are an array of local schools to choose from such as Hillcroft, St Francis Catholic School, Audley, De Stafford and Caterham Prep.



EOTHEN CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 692 SQ FT - 64.29 SQ M



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THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
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welcome to

Eothen Close, Caterham

- Ground Floor
- Two Bedrooms
- Two Bathrooms
- Spacious Reception Room
- Separate Kitchen

Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£330,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SAN107229



Property Ref:
SAN107229 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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