



barnard marcus

Ryelands Close, Caterham CR3 5HY



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marcus

**welcome to
Ryelands Close, Caterham**

***Generous accommodation throughout
with a magnificent private garden.***

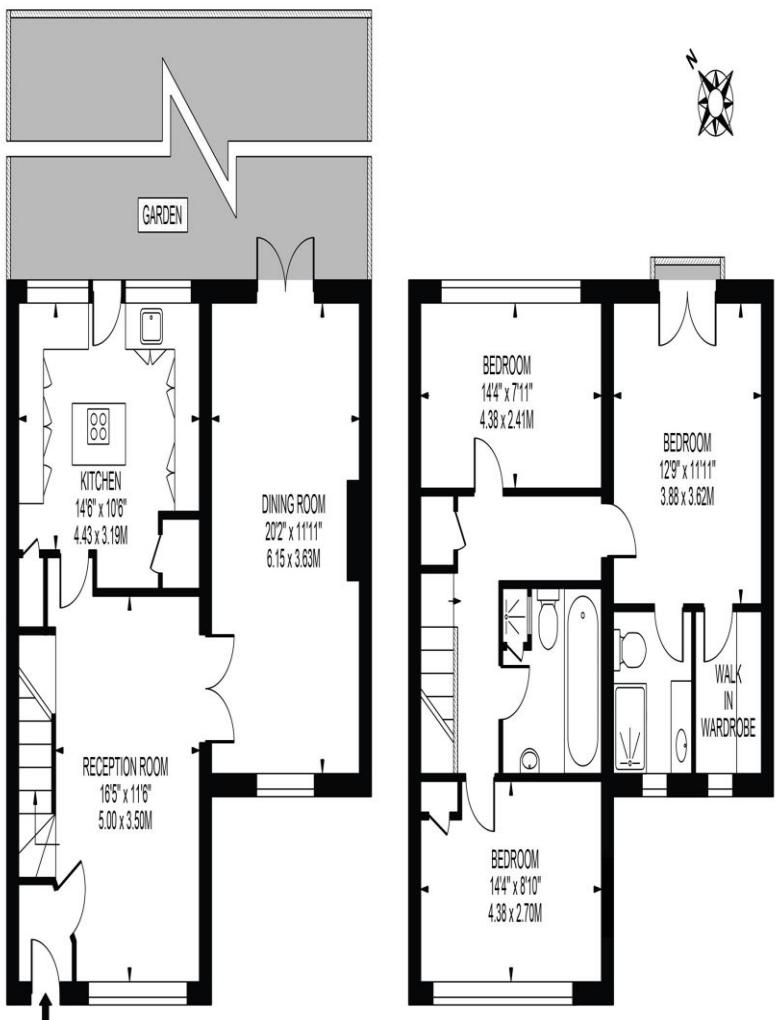
Situated in a quiet cul-de-sac, this beautifully presented end-of-terrace house offers a fantastic opportunity for families and professionals alike. Boasting three generously sized double bedrooms, this home provides ample space for comfortable living. The main bedroom benefits from a private en-suite bathroom, while a well-appointed family bathroom serves the additional bedrooms.

On the ground floor, the property features two spacious reception rooms, ideal for both relaxing and entertaining. The large, well-designed kitchen offers plenty of room for dining and food preparation, making it the heart of the home. A particular highlight is the generous rear garden, perfect for outdoor living, children's play, or summer entertaining. There is also potential to extend subject to planning permission.



RYELANDS CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1346 SQ FT - 125.05 SQ M



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.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



Ryelands Close enjoys a strong sense of community while remaining within easy reach of Caterham town centre. The area is well connected with excellent transport links, including nearby Caterham and Whyteleafe train stations providing direct services to London. A variety of local amenities, reputable schools, parks, and green spaces add to the appeal, making this an ideal location for families seeking both convenience and tranquillity.

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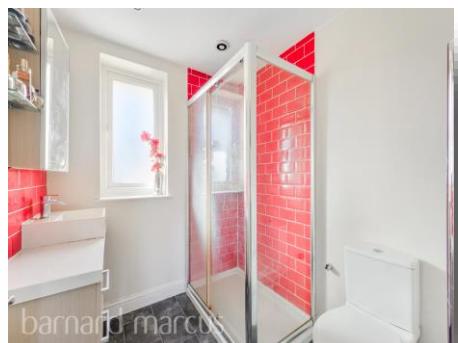
- End of Terraced
- Three Double Bedrooms
- Two Bathrooms (One En-Suite)
- Two Receptions
- Separate Kitchen

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers in excess of

£500,000



view this property online barnardmarcus.co.uk/Property/SAN107742

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.



Property Ref:
SAN107742 - 0006



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