



Auckland Road | | Caterham | CR3 5TU

Guide Price £550,000

**BOND & SHERWILL**  
EST. 1908



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Caterham | CR3 5TU  
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Guide-Price: £550,000 - £575,000

Situated on a residential road in the heart of Caterham on the Hill this extended, three-bedroom, semi-detached, property comes to the market perfect for anyone who wants a contemporary home.

The interior includes dual-aspect kitchen/diner, lounge, triple-aspect brick-built conservatory, three bedrooms, bathroom and gas central heating.

Additional benefits include a well-maintained rear garden, garage and off-street parking.

Caterham is an ideal place to live for anyone who enjoys open green spaces with local areas of interest including Coulsdon Common, Kenley Common and Surrey National Golf Club.

Shopping is available at the Tesco Superstore and Caterham Town Centre which also features a wide array of amenities, restaurants and bars. Caterham Railway Station can also be used for travel into Central London while the M25 can be accessed at Junction 6.

Popular local schools include St. Francis Primary School, Audley Primary School, Hillcroft Primary School and de Stafford School while the area also features a range of nurseries.

### Entrance Hall

The entrance hall includes composite double-glazed front door, wooden flooring, concealed radiator, stairs ascending to first-floor, coved ceiling and smoke alarm.

### Lounge

The lounge includes double-glazed window, wooden flooring and feature fireplace with granite-effect hearth & surround.





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### Kitchen/Diner

The kitchen/diner is dual-aspect and includes wall & base level units with quartz work surface area, two double-glazed windows, space for free-standing American-style fridge-freezer, under-mount stainless-steel one & a half bowl sink with drainer & spray hose tap, space for wine cooler, rangemaster cooker with extractor hood, combi microwave & warming drawer, space for washing machine, dishwasher, space for tumble dryer, wall radiator, down-lights and skylight.

### Conservatory

The conservatory is triple-aspect and includes tiled floor, double-glazed windows, double-glazed glass-panel sliding door leading to rear garden, down-lights and skylight.

### Landing

The landing includes radiator, double-glazed window, two cupboards, coved ceiling and loft hatch.

### Bedroom One

Bedroom one includes double-glazed window, radiator, fitted wardrobe, down-lights and coved ceiling.

### Bedroom Two

Bedroom two includes double-glazed window, radiator, down-lights and coved ceiling.

### Bedroom Three

Bedroom three includes radiator, double-glazed window and coved ceiling.

### Bathroom

The bathroom includes tile-enclosed bath with shower hose attachment, double-glazed frosted-effect window, tiled walls, low-level W.C with dual-flush & concealed cistern, chrome heated towel rail, wash-hand basin with stainless-steel mixer tap, extractor fan and down-lights.

### Rear Garden

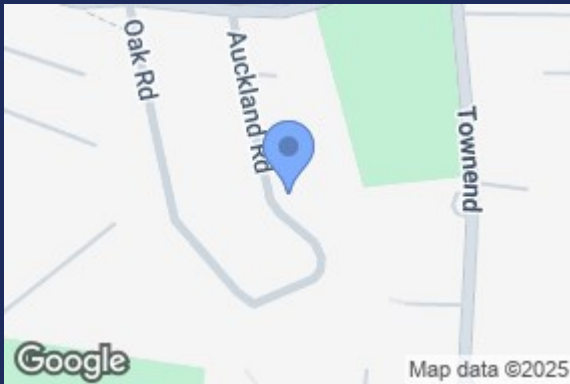
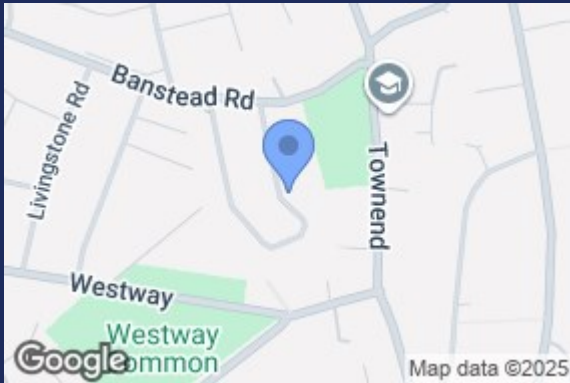
The rear garden comprises a patio area with steps leading to a laid to lawn area. Features include Water butt, water tap, shed and a range of plants & shrubs.

### Garage

The garage includes an electric roller door.

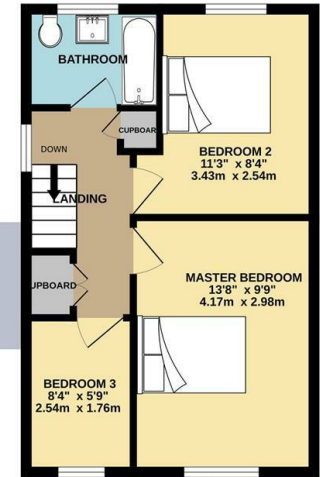
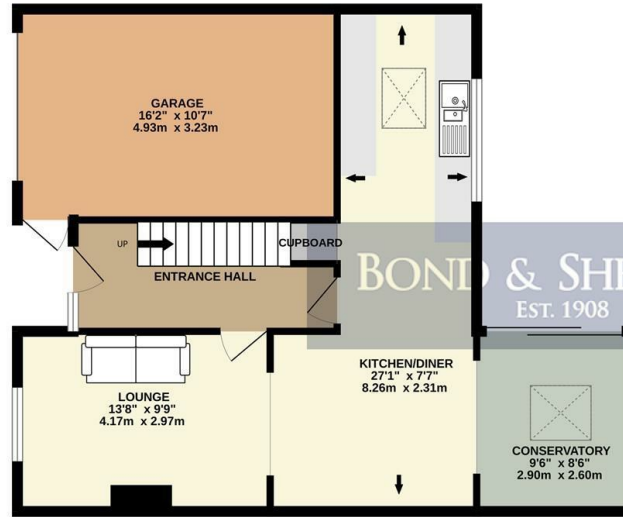
### Front of Property

The front of the property is laid to gravel with off-street parking.



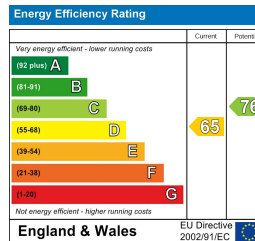
GROUND-FLOOR  
735 sq.ft. (68.3 sq.m.) approx.

FIRST-FLOOR  
389 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 1125 sq.ft. (104.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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