



**14 Ryelands Close**  
Caterham, CR3 5HY

**£385,000**



## 14 Ryelands Close

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Super two bedroom terrace home offered for sale in excellent decorative order.

This exceptionally spacious home is tucked away in this popular cul-de-sac location in Caterham.

Overlooking the green among similar houses, a friendly close offering neighborly connections and safer living. Accommodation:- Entrance hall, Lounge, Modern kitchen/diner with doors to garden. 1st floor Two double bedrooms Bathroom/WC. Outside an open plan frontage and rear garden offering all year round access and low maintenance by design.

This 'plug in and play' home offers a perfect start with generous living space. A light and bright home with the sellers currently suited as found!

A short walk to local shops and amenities with Tesco Express a major supermarket locally. Enjoy leisure facilities of the Green locally and Caterham skate park. A number of eateries and well performing schools.



Entrance hall  
4'0 x 2'6 (1.22m x 0.76m )

Lounge  
15'6 x 11'2 (4.72m x 3.40m)

Kitchen/Diner  
13'9 x 11'9 (4.19m x 3.58m )

Landing  
7'9 x 3'0 (2.36m x 0.91m )

Bedroom 1  
13'9 x 12'7 (4.19m x 3.84m )

Bedroom 2  
13'8 x 9'1 (4.17m x 2.77m )

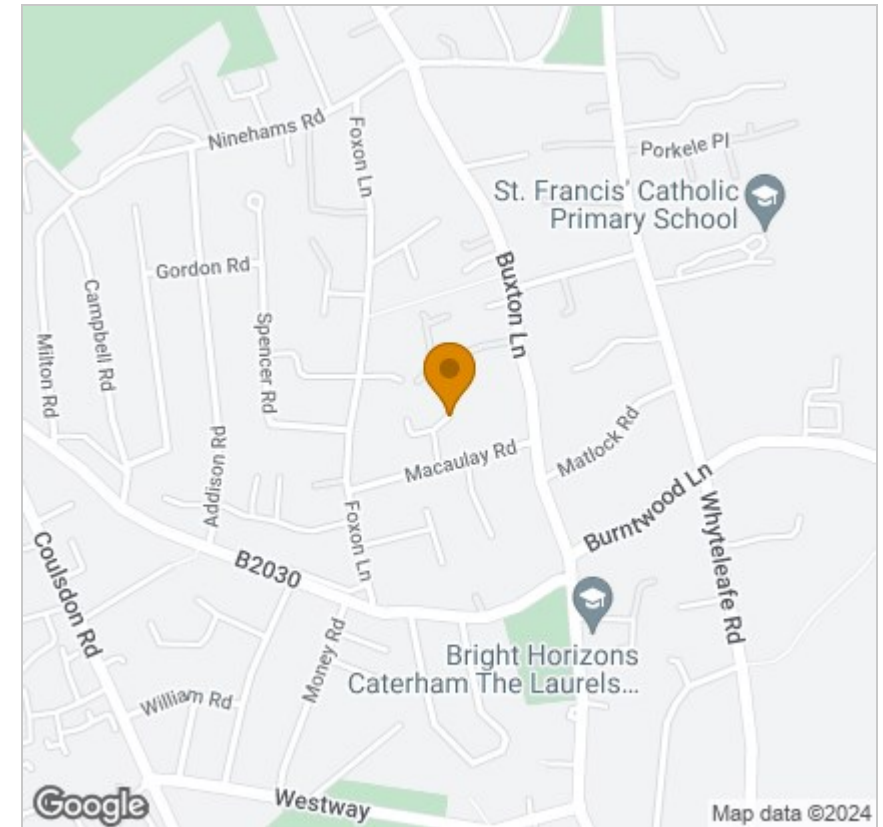
Bathroom/WC  
7'8 x 5'6 (2.34m x 1.68m )

Rear Garden

## Floor Plan



## Area Map



## Viewing

Please contact our Coulsdon Sales Office on 0208 763 8878 if you wish to arrange a viewing appointment for this property or require further information.



147 Brighton Road,  
Coulsdon,  
Surrey  
CR5 2NJ

Tel: 020 8763 8878

Email: [sales@danieladamsestateagents.co.uk](mailto:sales@danieladamsestateagents.co.uk)

[www.danieladamsestateagents.co.uk](http://www.danieladamsestateagents.co.uk)

## Energy Efficiency Graph

