



RAYNERS
TOWN & COUNTRY

BURNTWOOD LANE
CATERHAM, SURREY, CR3 5UL

12 BURNTWOOD LANE

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Guide Price £750,000

Fantastic opportunity to purchase this extended three bedroom 1930's detached family home with around 1564 sq ft and situated in a desirable location. The property benefits from two separate reception rooms, a study/bed4 and a newly extended kitchen diner with bifold doors with direct access to the level South facing garden and additional summer house/gym. Upstairs there are three bedrooms and a family bathroom with walk in shower. The property has a extended kitchen diner to the rear but there is still scope for further extension potential to the side, garage and the loft. Viewing is highly recommended







Total Area: 145.3 m² ... 1564 ft² (excluding garage, summer house / gym)

All measurements are approximate and for display purposes only



Tenure: Freehold

Local Authority: Tandridge District Council

Council Tax Band: F

EPC Rating: D

VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT

www.raynersproperties.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. R772

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