



RAYNERS
TOWN & COUNTRY

BRIGADE PLACE
CATERHAM, SURREY, CR3 5ZU

46 BRIGADE PLACE

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Guide Price £575,000

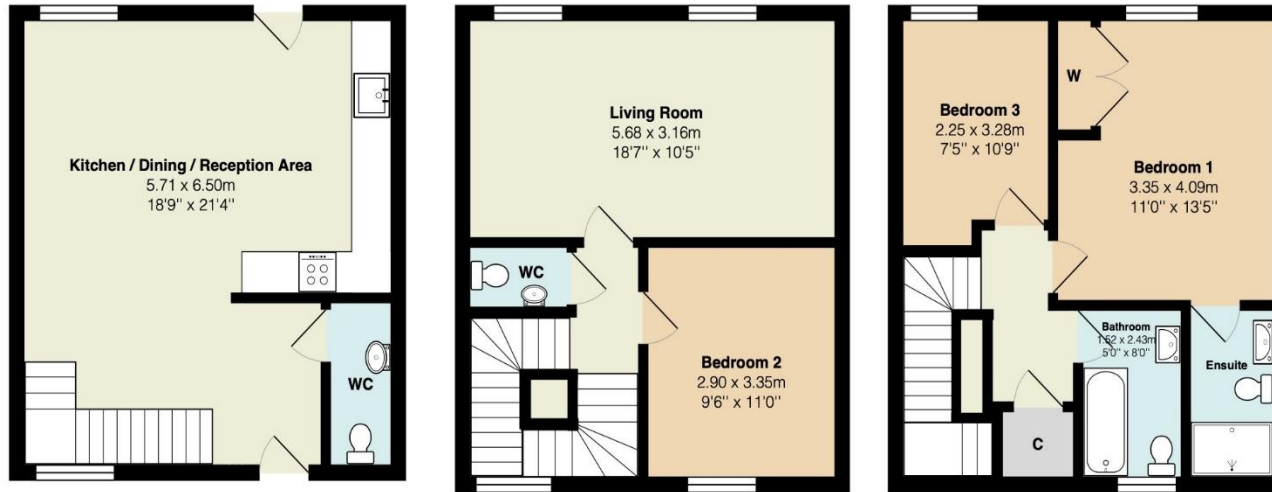
An attractive three storey town house offering light and airy living accommodation within the highly desirable 'The Village' development in Caterham Surrey. The ground floor entrance is spacious with high ceilings and leads to the open plan kitchen/diner with direct access to the rear garden. The first floor living room has views to the rear which overlook the cricket green and this floor also accommodates bedroom 2. The 3rd floor includes the master bedroom with ensuite shower room and bedroom 3 both with views to the rear. The main family bathroom is on this level but conveniently there also are WC's on the two lower levels. There is also a private secure storage unit that is in close proximity to the property. Service charges do apply, please enquire for further information. The road to the front of the property is tree lined on two sides and there is allocated parking in the wide central section. The development's honey brick colour is very attractive adding to the fresh contemporary feel.

Located in a popular residential development built by Linden Homes and conveniently placed for local amenities including the Tesco superstore. The community facilities at 'The Village' include The Arc and the Village Health Club with the Surrey National Golf Course also within easy reach at Chaldon. Lovely walks can be found at Coulsdon Common and Kenley Aerodrome also provide a more level, recreational area great for cycling. The local town centre of Caterham provides a variety of shops, supermarkets, restaurants and cafes. The area is also served by several excellent bus services and is conveniently placed for access to Caterham mainline station with direct services to both London Victoria & London Bridge. Easy access to M23 & M25 motorways.





46 Brigade Place



Total Area: 113.4 m² ... 1221 ft²
All measurements are approximate and for display purposes only



Tenure: Freehold
Local Authority: Tandridge District-Council
Council Tax Band: E
EPC Rating: D
Service Charge: Please note there is a service charge for the upkeep of the development including the front gardens for the property and communal external storage shed. Approx £1200 per annum paid quarterly.

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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