



RAYNERS
TOWN & COUNTRY

HAWARDEN ROAD
CATERHAM, SURREY, CR3 5QT

12 HAWARDEN ROAD

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Guide Price £550,000

Situated in a cul de sac location close to local amenities and good commuter links is this extended and well presented four bedroom end of terrace property. The property has a bespoke open plan fitted kitchen /living area featuring an island with cupboard space, separate utility room and downstairs cloakroom. On the first floor there are two good size bedrooms and a modern family bathroom with separate shower cubicle. A further floor provides master bedroom with en-suite and fourth bedroom. There are a range of amenities close by at Caterham and Old Coulsdon town centres along with countryside walks at Surrey Hills, a local gastro-pub and Tescos supermarket all close by.

The property is well placed with good road links to the M25 motorway network and a popular location for families with its proximity to local schools and green spaces.





12 Hawarden Road



Ground Floor
Approximate Floor Area
611 sq. ft
(56.84 sq. m)

First Floor
Approximate Floor Area
424 sq. ft
(39.44 sq. m)

Second Floor
Approximate Floor Area
353 sq. ft
(32.81 sq. m)



Approx. Gross Internal Floor Area 1389 sq. ft / 129.09 sq. m

Produced by Elements Property



Additional Information -

The Seller has advised that there is a proposed council development on the old MOD land opposite, no plans have currently been submitted. Please ask for further details. This will all need to be verified through solicitors.

Tenure: Freehold Local Authority: Tandridge District Council Council Tax Band: E 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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