



RAYNERS
TOWN & COUNTRY

NINEHAMS CLOSE
CATERHAM, SURREY, CR3 5LQ

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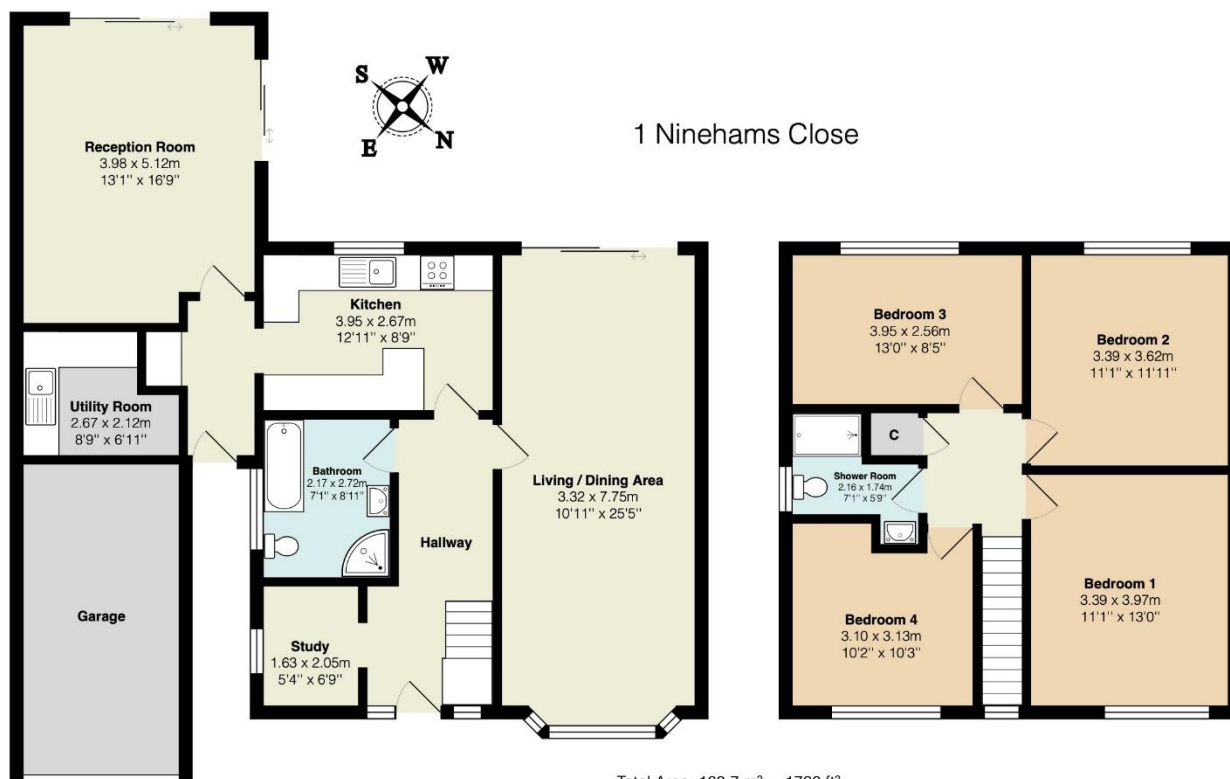
Guide Price £625,000

Rayners are delighted to present this spacious four bedroom semi-detached home, conveniently situated in Caterham on the Hill close to a wide range of amenities and transport links. The property offers flexible living accommodation ideal for family living comprising a large open plan living/ dining area with patio doors overlooking the rear garden, further good size reception room, modern fitted kitchen complete with breakfast bar, separate utility room, study and ground floor family bathroom. On the first floor there are four good sized double bedrooms and a further shower room. In addition the loft has power and lighting with a velux window which provides an additional bonus space. Outside there is off street parking available for several vehicles and a single garage. The Rear Garden has a delightful patio area and level south west facing garden complete with storage shed.

Caterham on the Hill is located within the catchment area of several desirable schools at both primary and secondary levels with transport links to London available from four local stations with the closest being Whyteleafe South and Caterham both approximately less than 1.5 miles away Viewing is highly recommended.







Total Area: 160.7 m² ... 1730 ft²

All measurements are approximate and for display purposes only



Tenure: Freehold

Local Authority: Tandridge District Council

Council Tax Band: E

EPC Rating: E

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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