



RAYNERS  
TOWN & COUNTRY

TILLINGDOWN HILL  
CATERHAM, SURREY, CR3 6QL

# 78 TILLINGDOWN HILL

## CATERHAM, SURREY, CR3 6QL

GUIDE PRICE £425,000

Rayners are delighted to present this well-maintained three-bedroom semi-detached family home, offering **fabulous far-reaching views** and exciting potential for extension (STPP).

The property features a spacious lounge-diner with direct access to the rear garden, creating a bright and inviting space for both relaxation and entertaining. The current galley kitchen could easily be opened up to create a modern open-plan living arrangement, enhancing the home's versatility.

Upstairs, there are three well-proportioned bedrooms and a family bathroom. Located in a sought after road and close to the park, this home combines comfort, convenience, and the opportunity to add further value. Competitively priced, this is an excellent opportunity—arrange a viewing today!

A range of local amenities can be found at Caterham Town Centre, train stations at Caterham, Whyteleafe South, Whyteleafe and Upper Warlingham, good access to junction 6 of the M25 and within the catchment area of desirable schools at both primary and secondary level.







**Tenure: Freehold**

**Local Authority: Tandridge District council**

**Council Tax Band: D**

**EPC Rating: E**

**VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT**

[www.raynersproperties.com](http://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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