



RAYNERS
TOWN & COUNTRY

188 BURNTWOOD LANE
CATERHAM, SURREY, CR3 6TB

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OFFERS IN EXCESS OF £585,000

Rayners are delighted to present to the market this modern three-bedroom family home situated in a desirable Caterham location. Downstairs, the property benefits from a spacious living area, WC and kitchen/diner, with wonderful views across Caterham Valley. The property has an extended kitchen/ diner to the rear but there is still scope (subject to planning consents) for further extension potential. Upstairs there are three bedrooms, two double and one single and a family bathroom. At the rear of the property is a landscaped rear garden with wonderful views over Caterham valley. There is also a spacious driveway and detached double garage at the end of the property and an enclosed garden with timber deck leading to a lawned area at the rear, together with a home office. Outside, enjoy a low-maintenance garden, covered bar area perfect for entertaining. The property is situated in Burntwood Lane, being a most desirable and popular residential location and close to the nearby De Stafford School, and a multitude of other primary schools. Caterham town centre is about a mile distance with its shops, supermarkets (Waitrose & Morrisons), Church Walk precinct. There is also two railway stations (Upper Warlingham and Whyteleafe South) within walking distance, providing regular commuter services to Croydon and London and easy access to the M25 at junction 6.







Tenure: Freehold

Local Authority: Tandridge District council

Council Tax Band: E

EPC Rating: D

Please note this property is owned by a staff member of Rayners.

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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