



RAYNERS
TOWN & COUNTRY

198 BURNTWOOD LANE
CATERHAM, SURREY, CR3 6TB

198 BURNTWOOD LANE

CATERHAM, SURREY, CR3 6TB

GUIDE PRICE £625,000

A generously proportioned four-bedroom detached house, situated opposite Manor Park in Caterham Valley and offering superb space for a family. The ground floor accommodation is accessible from an entrance hall and provides a large lounge, separate dining room and a modern fitted kitchen, as well as a downstairs WC and washroom. The first floor provides four double bedrooms and a family bathroom. Presented in good order throughout but with scope for the incoming purchaser to put their own stamp on it to their own personal taste. The property comes with double glazing throughout. At the rear of the property there is a patio area which leads down to the East facing garden which is in excess of 80 foot, has an abundance of mature shrubs and fruit trees providing an open vista to the countryside beyond with extensive views. There is a garage, carport and driveway providing off street parking for 4/5 cars. The property is situated in Burntwood Lane, being a most desirable and popular residential location and close to the nearby deStafford and Mardon Lodge schools. Whyteleafe and Warlingham schools are readily accessible. Caterham town centre is approximately a mile away with its shops, supermarkets (Waitrose, Morrisons and Lidl) and Church Walk precinct. There are also two railway stations Whyteleafe South around 15 minutes walk and Upper Warlingham around 30 mins walk, providing regular commuter services to Croydon and London. There is also easy access to the M25 at junction 6.







Tenure: Freehold

Local Authority: Tandridge Council

Council Tax Band: F

EPC Rating: D

VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT

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

www.raynersproperties.com

Sales
01883 622 258
Enquiries@raynersproperties.com

Lettings
01883 622 244
Enquiries@raynersletting.com

Land & New Homes
01883 744 344
Warlingham@raynersproperties.com

RAYNERS
TOWN & COUNTRY