



3 COURT ROAD

CATERHAM, SURREY, CR3 5RG

OFFERS IN EXCESS OF £670,000

Rayners are delighted to present to the market this detached, cottage style house located in one of Caterham on the Hill's most popular roads. The house is deceptively spacious offering flexible accommodation to include 3 double bedrooms, a large lounge/dining room, kitchen with separate utility room and ground floor shower room in addition to the family bathroom on the first floor. Situated on a large level plot there is potential to extend subject to the usual consents. To the front of the property is a large driveway which is in addition to the detached garage. The rear garden is particularly pretty with lots of seating areas, a great space to enjoy al fresco eating and entertaining.

Court Road is a great location being within easy reach of local amenities and shops in Caterham on the Hill and Caterham Valle. Within a mile of the house is Caterham railway station which falls within Zone 6. The M25 can be accessed at Junction 6 nearby. There are also many recreational attractions including Queens Park, The Surrey National Golf Course and De Stafford Sports Centre. Falling within the catchment area of many desirable schools at both primary and secondary level within both sectors.







Tenure: Freehold

Local Authority: Tandridge Council

Council Tax Band: E

EPC Rating: E

VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT

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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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