



17 DREW PLACE, CATERHAM, SURREY, CR3 5FE

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GUIDE PRICE £280,000

This well-presented two-bedroom first floor flat is situated within the sought-after Hambledon Park development in Caterham. The property offers bright and spacious accommodation throughout and is ideally located close to local shops, a supermarket, and a range of amenities, making it perfect for convenient everyday living.

The flat features a generous living room with space for dining, a separate fitted kitchen with a range of modern units and appliances, two good-sized bedrooms, and a contemporary bathroom with a white suite. Additional benefits include double glazing and access to well-maintained communal grounds.

Hambledon Park is a popular residential area within easy reach of Caterham town centre, offering excellent transport links via Caterham and Whyteleafe stations, as well as good access to the M25 at Junction 6. Local schools, parks, and leisure facilities are also nearby, making this property an ideal choice for first-time buyers, downsizers, or investors alike.

Tenure: Leasehold

Lease Length: 97 years remaining 125 Years from 25/03/1997

Current charges are:

Ground Rent £140

Service charge : Approx £1800 per annum

Local Authority: Tandridge District council

EPC Rating: B

Council Tax Band: D

This information has been provided by the seller and will need to be verified through solicitors .

17 Drew Place



Total Area: 61.6 m² ... 663 ft²

All measurements are approximate and for display purposes only



SALES

2 GLEBE ROAD, WARLINGHAM, SURREY, CR6 9NJ

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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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