



RAYNERS  
TOWN & COUNTRY

44 TILLINGDOWN HILL  
CATERHAM, SURREY, CR3 6QL

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GUIDE PRICE £485,000

Rayners present to the market this three-bedroom semi-detached family home, offering exciting scope to refurbish.

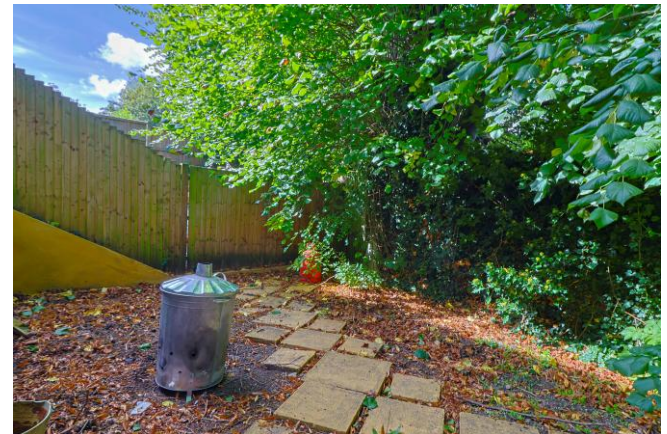
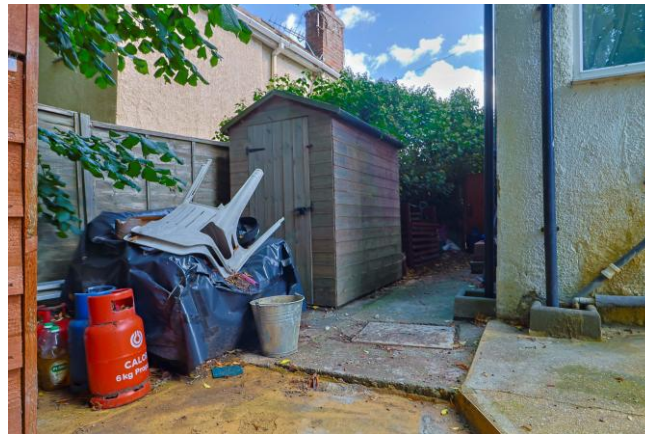
The property features open plan living to the ground floor with direct access to the rear garden from the dining area.

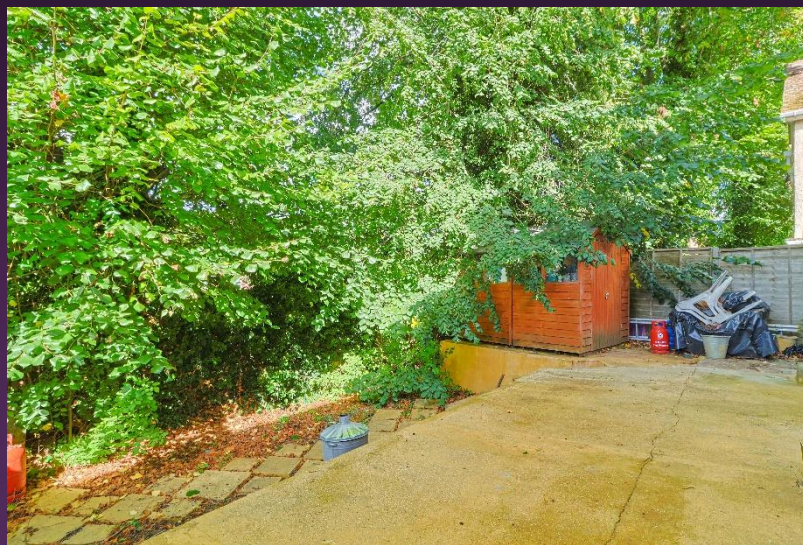
Upstairs, there are three bedrooms and a family bathroom. Located in a sought after road and close to the park, this home combines comfort, convenience, and the opportunity to add further value.

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.

Competitively priced, this is an excellent opportunity—arrange a viewing today!







**Tenure: Freehold**

**Local Authority: Tandridge Council**

**Council Tax Band: D**

**EPC Rating: D**

**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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