



RAYNERS
TOWN & COUNTRY

TILLINGDOWN HILL
CATERHAM, SURREY, CR3 6QN

9 TILLINGDOWN HILL

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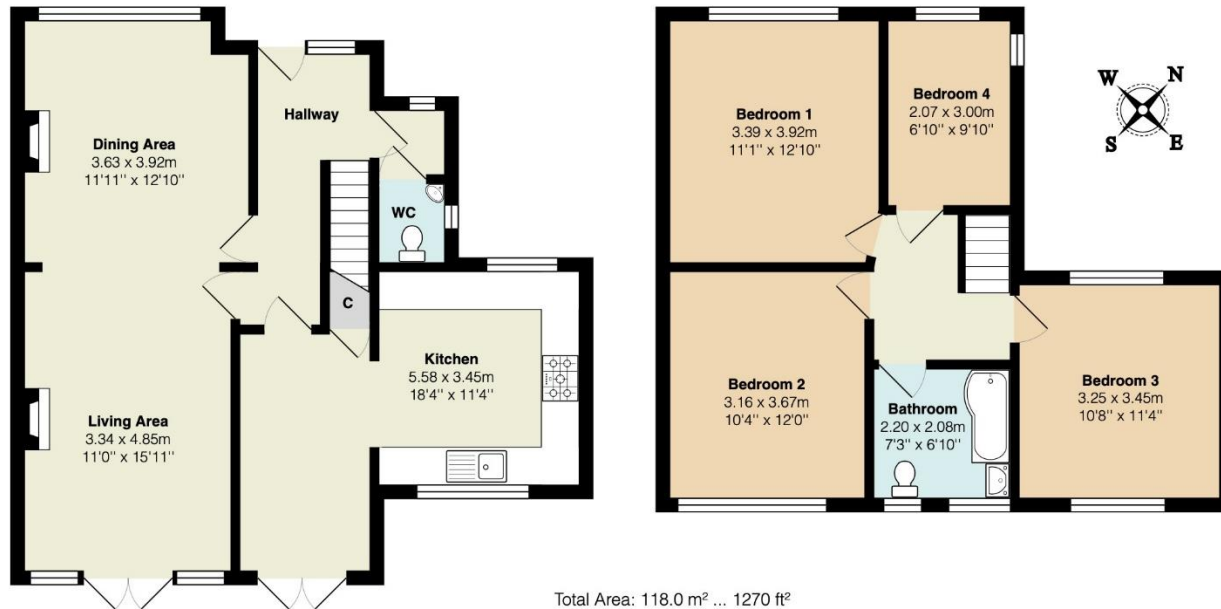
Guide Price £635,000

Rayners are delighted to present to the market this extended, four bedroom, semi detached house located in a popular residential road. The property offers deceptively spacious accommodation to include a well appointed kitchen/dining room with integrated appliances, a large 'through' lounge and a downstairs cloakroom with the first floor providing three double bedrooms and a fourth single bedroom plus the family bathroom. In our opinion the property is presented in good order throughout and has some very appealing, character features such as the lovely fireplaces in the reception rooms. The rear garden has a westerly aspect and offers a great space for entertaining with a particular feature being the gazebo with power supply and an extra storage shed. There is a driveway to the front of the property providing off road parking for several vehicles. A podpoint Solo 3 charger has been installed to cater for charging electric vehicles. A range of local amenities can be found at Caterham Town Centre, train stations at Caterham, Whyteleaf South, Whyteleaf 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. This really is a fantastic family house. Viewing is highly recommended.





9 Tillingdown Hill



Total Area: 118.0 m² ... 1270 ft²

All measurements are approximate and for display purposes only



Tenure: Freehold

Local Authority: Tandridge District 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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