



Brauer Heights, 1b Beechwood Gardens, Caterham, CR3 6NH

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These attractive new build homes have been delivered by House of Building Group, a local company that is renowned for exceptional delivery of luxury and modern family homes. These homes have been sympathetically designed to share the character features of the other properties within the area. The twin new builds offer a more traditional external look combined with contemporary design. The striking high ceilings and characteristics are more typical of period homes whilst the properties include underfloor heating throughout the ground floor, conventional heating to first and second floors and delivering renewable energy technology via solar panels.

The living accommodation has been thoughtfully designed, offering modern family areas to be enjoyed including an open plan kitchen/dining room and a spacious living room. The open plan kitchen includes fully integrated appliances, coloured finished cabinetry complimented by Quartz work surfaces and large



corner Bi-Fold doors creating a seamless transition between inside and out, offering a wonderful entertaining space.

Arranged over three floors, all four bedrooms are doubles with fitted wardrobes. The Master Bedroom Suite again offers fitted wardrobes and a fabulous ensuite, the Velux balcony affords you the opportunity to take advantage of the wonderful views. The family bathroom is well appointed, with both bath and walk-in shower along with shower alcoves and vanity units.

Both stunning homes benefit from off street parking offering space for two cars per home. The side gate opens into the rear garden which has been fully landscaped, laid with fusion of stone patio and composite decking the remaining area is laid to lawn with timber sleeper retainers and well stocked flower beds.

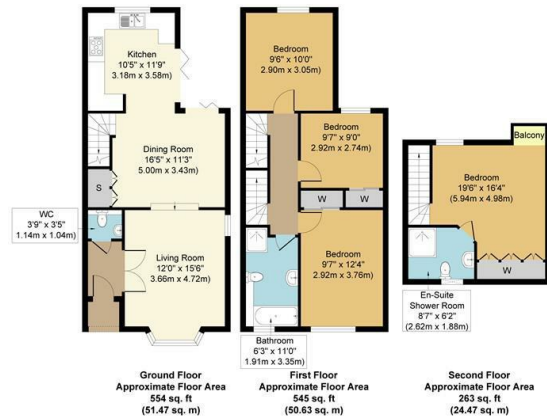
The properties come with all the requisite build and developer warranties.

Note: Some of these furniture images are Computer Generated Images (CGI) for marketing purposes only.

Guide Price £725,000



Floor plan



Beechwood Garden, CR3
Approx. Gross Internal Floor Area 1,362 sq. ft. (126.57 sq. m)

*Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating	
Current	Potential
78	81
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions (82 plus) A (61-91) B (49-60) C (35-48) D (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

TENURE: Freehold
 Council Tax Band:

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