

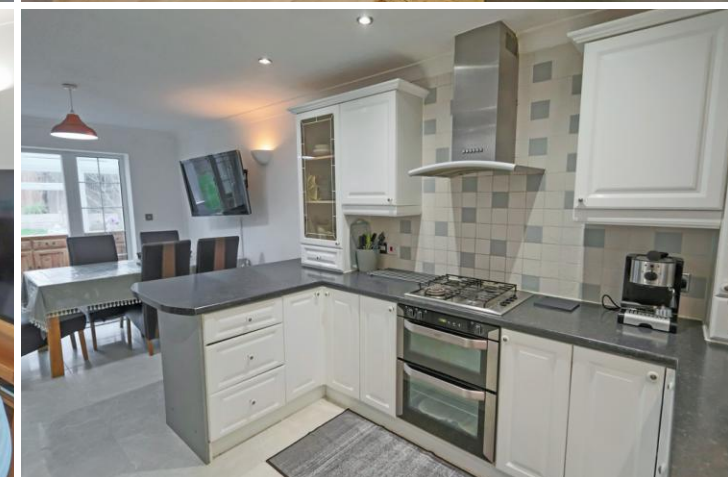


17 Fulford Road,
Caterham, CR3 5SQ – Offers in Excess of £675,000

JOHN BROWN  **MARK YOULL**
SALES & LETTINGS

Deceptively spacious detached house presented to the market with no onward chain. Four bedrooms, family bathroom and en suite shower room, cloakroom, large kitchen/diner, spacious lounge, large conservatory, gas central heating/double glazing, garage with off street parking, level west facing garden, located in a quiet Cul-De-Sac which is conveniently placed being just a short drive to both Caterham and Upper Warlingham mainline stations with direct services to London Victoria and London Bridge. A short walking distance to the green open spaces of Kenley Aerodrome, Kenley Common and Coulsdon Common. It is ideally placed for easy access to the M25 motorway.

- Spacious Detached House
- Four Bedrooms
- Family Bathroom & En Suite Shower Room
- Cloakroom
- Large Kitchen/Diner
- Spacious Lounge
- Exceptionally Large Conservatory
- Level West Facing Garden
- Garage & Off Street Parking
- No Onward Chain





Property Particulars: The particulars are produced in good faith and prepared as a general guide and do not constitute any part of a contract.

Measurements: Room sizes should not be relied upon for carpets, built-in furniture, furnishings etc. **Services:** We have not tested any apparatus, equipment, fixtures and fittings and therefore cannot verify they are in working order or fit for purpose. **Tenure:** References to the tenure of the property are based on information supplied by the vendor. We have not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.

Money Laundering Regulations: We are legally bound to request that all prospective purchasers produce identification documentation and their prompt availability will be required to ensure the proposed sale can commence.





Total area: approx. 168.1 sq. metres (1809.0 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.



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