



27 Highfield Road,
Caterham, CR3 6QX - Price £600,000

JOHN BROWN  **MARK YOULL**

SALES & LETTINGS

An imposing Victoria home lovingly restored and cleverly adapted layout over three floors, finished with high quality fixtures and fittings. The beautifully situated home enjoys a 'convenient for town' location yet moments from woodland walks and open countryside. Transport links by road and train are exceptional with central London 30 minutes (via Upper Warlingham) and the M25 within 1.4 miles. The stunning interior with gorgeous features including high ceilings and fireplaces Two generous reception rooms and a magnificent kitchen extended with a vaulted ceiling and bi-folding doors onto a large patio and garden. The master bedroom has an ensuite shower room, large luxury family bathroom a further bedroom to the first floor. Top floor there is a further bedroom. Viewing is strongly recommended to appreciate this beautiful family home.

- An imposing Victoria Home
- Characterful Period Features
- Skillfully Extended Over Three Floors
- Master Bedroom With Ensuite shower Room
- Two Further Bedrooms
- Large Luxury Bathroom
- Further Bedroom to The Top Floor
- Outstanding state and private schools within close proximity
- Off Street Parking



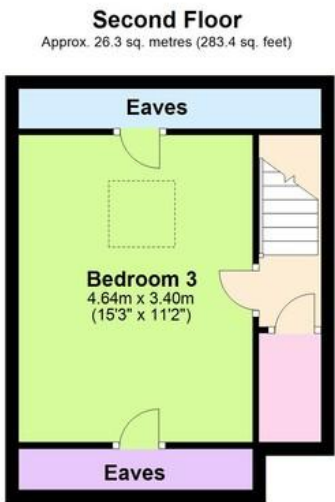
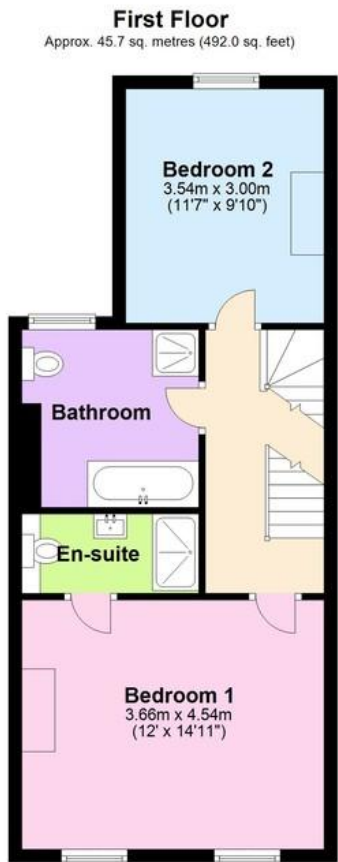
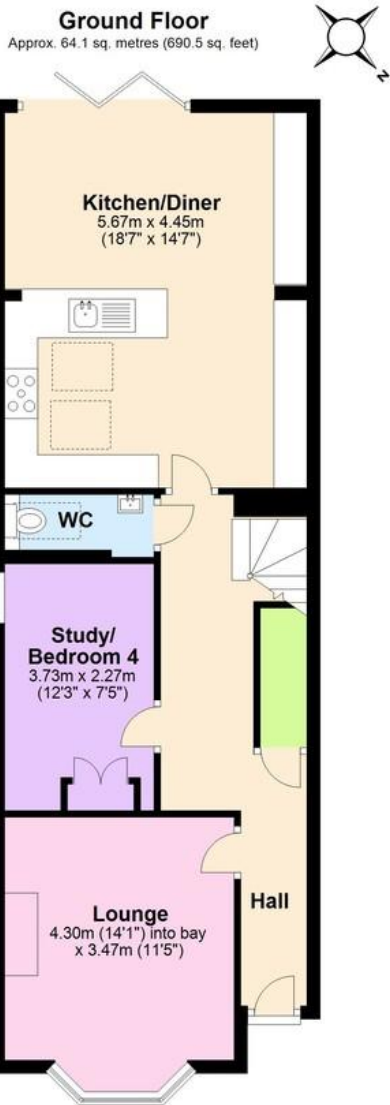


Property Particulars: The particulars are produced in good faith and prepared as a general guide and do not constitute any part of a contract.

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. 136.2 sq. metres (1465.9 sq. feet)
 These drawings are for representational purposes only. Drawn by Brian Blunden.
 Plan produced using PlanUp.



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