



8 Avenue Road,  
Caterham, CR3 5TR - Price £475,000

**JOHN BROWN**  **MARK YOULL**  
SALES & LETTINGS



An opportunity to purchase this Detached Family Home offering well-proportioned accommodation comprising of Three Bedrooms, Family Bathroom. The property enjoys a Separate Sitting Room to the front, a second reception room leading out into the Conservatory. The mature Rear Garden with the front of the property offering a single driveway providing off-street parking and side access through to the rear. Internal Viewing Highly Recommended.

The property is well located being conveniently placed close not only to buses, variety of schools, shops, cafes and restaurants of Caterham-on-the-Hill but also close-by is The Village Development with its excellent selection of amenities including the Tesco, the Village Health Club, The Arc; the local arts and recreational centre, the Village Animal Hospital and in addition a doctor's surgery and pharmacy.

- Detached House
- Off Street Parking
- Lovely Long Level Garden
- Cul de Sac Location
- Two Separate Reception Rooms
- Three Bedrooms
- Fitted wardrobes in Two Bedrooms
- Conservatory
- Convenient for Local Amenities
- Chain Free







**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.





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