



**£550,000**  
OFFERS IN EXCESS OF

## Old Fox Close, Caterham, Surrey, CR3 5QU

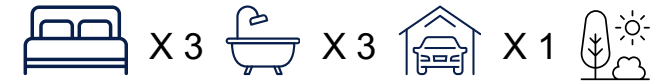
A charming extended three-bedroom semi-detached house with modern kitchen/diner and off street parking with potential reconfiguration for a fourth bedroom to be sold with no onward chain

**Specialist advice on all property matters**

# Description

Discover the perfect blend of comfort, convenience and potential in this charming and spacious three bedroom semi detached house situated in the heart of Caterham. This property has undergone some extension and renovation during its current ownership. However, a new owner will be able to add their own touch to the property.

Positioned in a quiet cul-de-sac, Old Fox Close offers a peaceful living environment with easy access to local amenities, reputable schools, and excellent transport links. With ample space for a growing family and potential for conversion into a four-bedroom home, this property is an excellent long-term investment.



The property benefits from a private driveway and a garage, providing secure parking and additional storage space.

The entrance hall leads into a spacious lobby providing access to a utility area with ground floor WC to the left-hand side of the property, and a spacious and inviting sitting room to the right. The sitting room provides a versatile space for both relaxation and entertainment. The adjacent dining area connects to the modern kitchen/diner, which is fully equipped with appliances, breakfast bar and ample storage.

# Description

Upstairs the property boasts three well proportioned bedrooms and a family bathroom. The master bedroom offers a tranquil retreat and boasts an en-suite bathroom which is in need of modernisation. The second bedroom is also generously sized, while the third bedroom is perfect for a child's room or home office. With the potential for a fourth bedroom, this home can easily adapt to your family's changing needs.

The vast size of the master bedroom offers significant potential for reconfiguration into two separate bedrooms. Whether you wish to add an extra bedroom, expand the living areas, or create a home office, this property provides the flexibility to grow with your family.

The private garden at the rear of the property is a highlight, providing a serene space for outdoor dining, gardening, or simply enjoying the fresh air. The garden is well-maintained and offers plenty of room for children to play safely.



- **Three Bedrooms:** Generously sized rooms providing comfortable living spaces for the whole family.
- **Potential for a Fourth Bedroom:** The master bedroom offers ample space for a restructure via the installation of stud partition walls to create two bedrooms and a lobby, allowing for future growth and potential increased property value.
- **Spacious Living Room:** A bright and airy living area perfect for family gatherings and entertaining guests.
- **Modern Kitchen:** Equipped with contemporary fixtures and fittings, offering a practical and stylish space for cooking and dining.
- **Family Bathroom:** recently fitted with modern amenities, ensuring convenience and comfort.
- **Private Garden:** A lovely outdoor space ideal for relaxation, gardening, and outdoor activities.
- **Driveway and Garage:** Secure and convenient parking with a private driveway and garage with electric shutter.



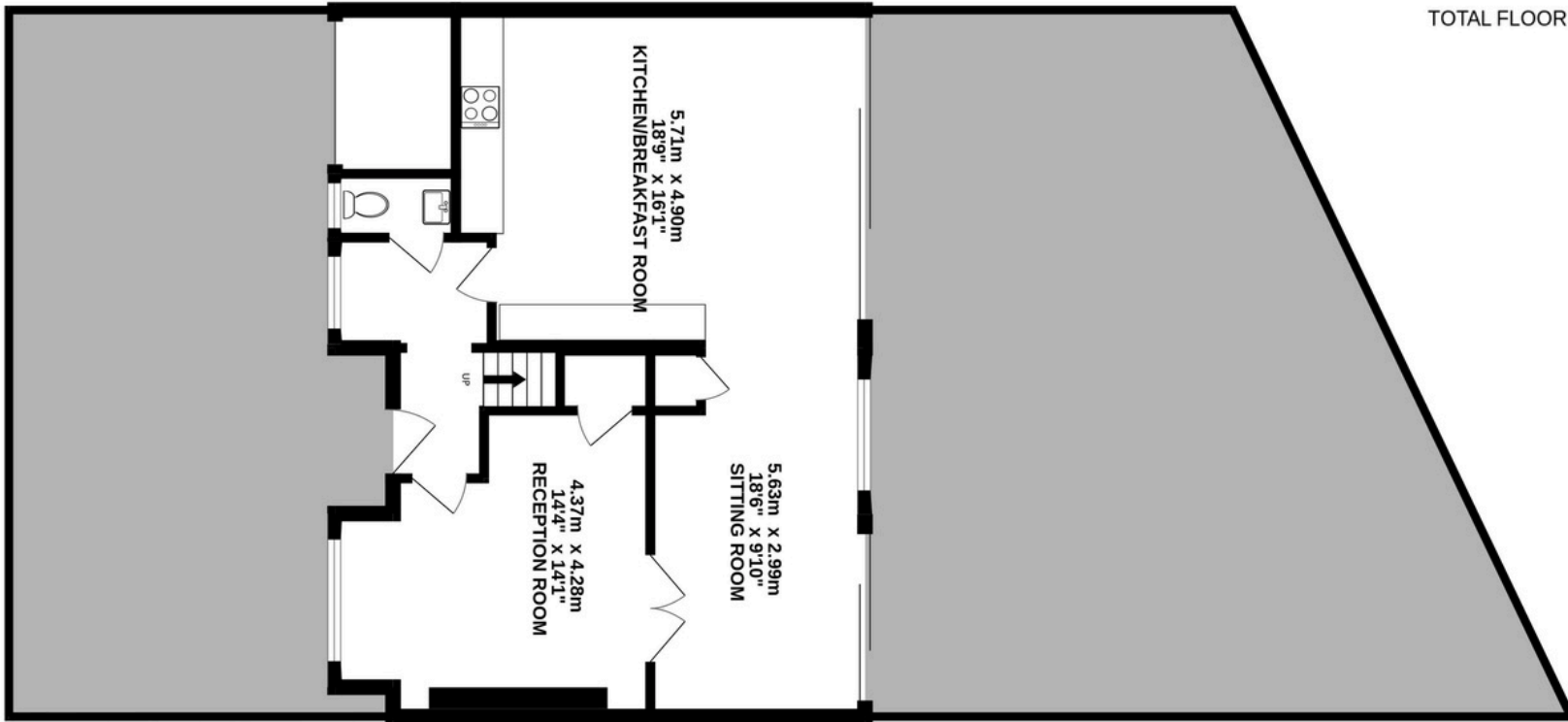
Old Fox Close is situated in the sought-after area of Caterham, known for its excellent schools, green spaces, and vibrant community. The property is conveniently located near local shops, restaurants, and amenities, ensuring all your daily needs are within easy reach.

A major attraction in the area is Happy Valley on the fringes of Farthing Downs, a stunning nature reserve offering picturesque landscapes and a variety of outdoor activities. Residents can enjoy scenic walks, cycling, and picnics in this beautiful setting, which is just a short distance from the property. Happy Valley is a haven for nature lovers and provides a peaceful escape from the hustle and bustle of daily life.

Caterham benefits from excellent transport links, with easy access to the M25 motorway and regular train services to central London from Caterham and Whyteleafe South stations. This makes commuting straightforward and convenient for professionals.



# Three-Bedroom Semi-Detached House

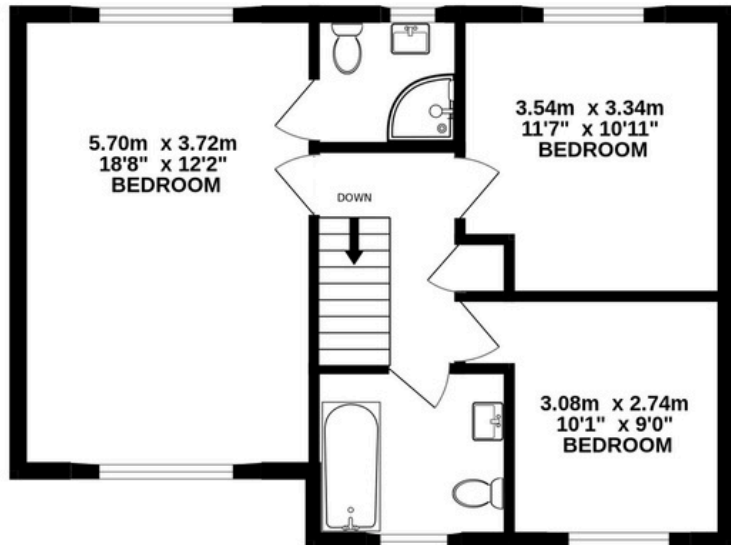


TOTAL FLOOR AREA : 126.8 sq.m. (1365 sq.ft.) approx.

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GROUND FLOOR  
71.0 sq.m. (764 sq.ft.) approx.

1ST FLOOR  
55.8 sq.m. (601 sq.ft.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



To fully appreciate the charm and potential of Old Fox Close, we invite you to arrange a viewing. Contact our office today to schedule an appointment and explore the possibilities this wonderful home has to offer.

## To View Contact



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