



66 Spencer Road, Caterham

£500,000 Freehold

Three-bedroom semi-detached home • Refurbished throughout by current owner • Open plan kitchen diner and hub of the home • Charming and level rear garden • Off-street parking



PARK &
BAILEY

Spencer Road, Caterham, CR3

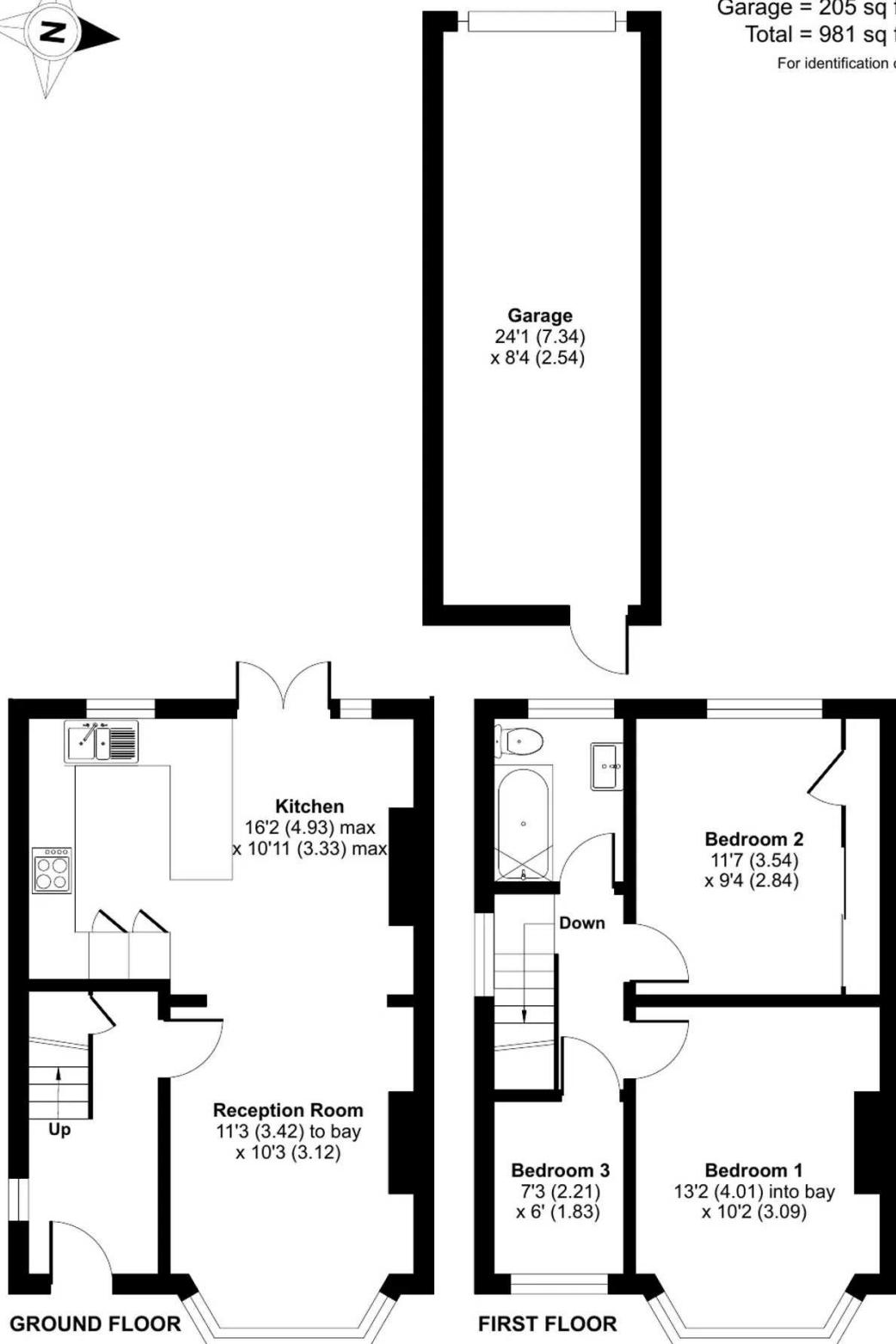


Approximate Area = 776 sq ft / 72 sq m

Garage = 205 sq ft / 19 sq m

Total = 981 sq ft / 91 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©niches.com 2024.
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Nestled within a peaceful neighbourhood, this stunning three-bedroom semi-detached house offers a perfect blend of charm and modern living. The property, elegantly refurbished throughout by the current owner, boasts an inviting open plan kitchen diner, creating the hub of the home where family and friends can gather.

The bay window in the lounge floods the room with natural light, complementing the feature fireplace, adding a touch of character to the space. The contemporary kitchen, complete with a breakfast bar, offers a stylish and functional area perfect for culinary endeavours.

On the first floor two double bedrooms are complemented by a single bedroom as well as the striking family bathroom. The rear aspect double bedroom is fitted with wardrobes, providing ample storage space.

Step outside and be greeted by the charming and level rear garden—a tranquil retreat for relaxation and outdoor entertainment. Surrounded by lush greenery, this peaceful sanctuary allows for al fresco dining, gardening pursuits, or simply unwinding in the fresh air. This delightful external area perfectly complements the interior aesthetic, providing a seamless transition between indoor and outdoor living, making it an ideal setting for enjoying both sunny days and starlit evenings. With off-street parking available, convenience is at the forefront for residents alongside the beautifully presented interior which exudes a sense of modern sophistication.

With a combination of contemporary design, functional spaces, and a charming outdoor setting, this property promises a comfortable and convenient lifestyle for its new owners.

As part of the service we offer, we may recommend ancillary services to you which we believe will help your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services, but where you do, you should be aware of the following referral fee information. You are also free to choose an alternative provider.

Cook Taylor Woodhouse Solicitors – £250

Taylor Rose Solicitors – £250

AV Rillo – £250

Hawke Financial Services – 30%

Arnold & Baldwin Surveyors – 10%

Alexander Lyons Surveyors – 10%

Atrium Surveyors – £25



The property is situated on a popular, residential street in Caterham on the Hill, within catchment of a wide array of superb schooling, including both state and private. There are local shopping facilities in Caterham on the Hill including Tesco store at the Village, and amenities such as a health centre, library, restaurants and pubs. Caterham Valley offers a wider selection of shops including two supermarkets and mainline station. The area is close to open countryside, with Surrey National Golf Course in close proximity, whilst the motorway network can be accessed via junction 6 off the M25 at Godstone.



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