

## 34 Tupwood Gardens, Caterham

£650,000 Freehold

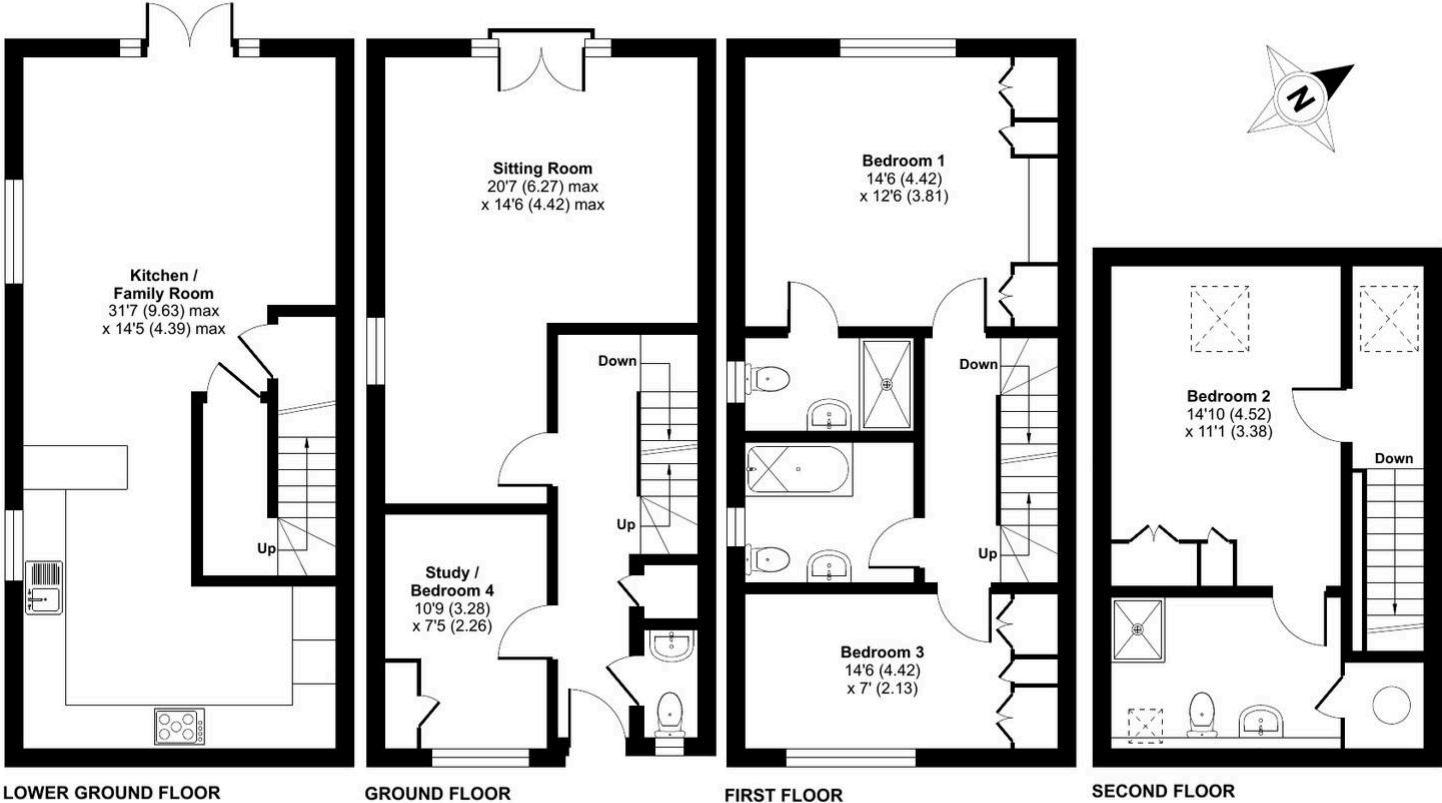
Located within a gated private development and ideally situated for Caterham Town Centre's amenities and transport links, as well as open countryside • Four-bedroom, semi-detached townhouse • Two bedrooms offering en-suite facility • Ground floor reception room with Juliette balcony overlooking garden • Lower ground floor accommodating stunning open plan kitchen and hub of the home, with access onto garden • Secluded and level rear garden • Off-street parking




# Tupwood Gardens, Caterham, CR3

Approximate Area = 1713 sq ft / 159.1 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Park & Bailey. REF: 1183428

You can include any text here. The text can be modified upon generating your brochure.

Nestled within a gated private development, conveniently situated to cater to every modern convenience, this stunning four-bedroom townhouse presents an exclusive opportunity for discerning buyers seeking the perfect fusion of luxury, comfort, and practicality. Boasting an enviable location in close proximity to Caterham Town Centre's eclectic array of amenities, as well as an easy connection to the tranquillity of open countryside, this residence promises a lifestyle of unparalleled convenience and comfort.

Sophisticated and stylish, this semi-detached townhouse effortlessly combines contemporary elegance with functional design. The expansive property spans multiple levels, offering generous living space for a growing family or those who enjoy hosting guests.

Upon entering the property, you are welcomed into a ground floor reception room that exudes warmth and comfort. The presence of a Juliette balcony overlooking the garden infuses the space with natural light, creating an inviting ambience that is perfect for unwinding after a long day.

Descending to the lower ground floor, the residence reveals its piece de resistance - a stunning open plan kitchen and reception space that stands as the hub of the home. Exuding a sense of understated luxury, this modern culinary haven is equipped with top-of-the-line appliances and ample storage space. With seamless access to the secluded and level rear garden, this space seamlessly transitions from indoor to outdoor living, perfect for entertaining or simply enjoying a moment of tranquillity.

The property offers four well-appointed bedrooms, two of which boast en-suite facilities, providing both comfort and privacy for residents and guests alike. Each bedroom is thoughtfully designed to provide ample space for relaxation and personal retreat.

In addition to its myriad indoor amenities, this property also boasts off-street parking, providing convenience and security for residents with vehicles. Whether you are stepping out for a night on the town or simply returning home after a long day, the secure parking facility offers peace of mind for both residents and guests.

**As part of our provision, we may offer ancillary services to assist with your transaction. With your consent we will refer your details to a select group of providers. There is no obligation to provide your consent, or to uptake any of these services, but where you do, you should be aware of the following referral fee information:**

**Cook Taylor Woodhouse Solicitors – £250**

**Taylor Rose Solicitors – £250**

**Hawke Financial Services – 30%**

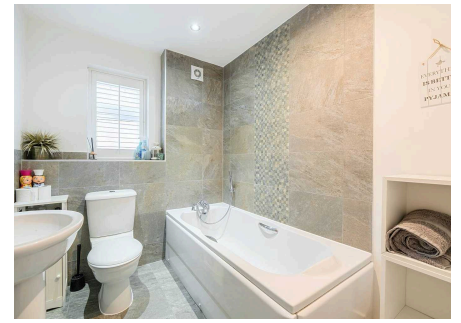
**Arnold & Baldwin Surveyors – 10%**

**Huxley – 10%**

**Atrium Surveyors – £25**



Positioned on one of Caterham's premium, private gated developments, within close proximity to Caterham School, it is located within a mile of Caterham Railway Station, as well as the amenities of Caterham town centre, such as an array of shopping, bars, restaurants and other amenities. The area is also close to open countryside whilst the motorway network can be accessed via junction 6 off the M25 at Godstone.



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