



110 Farningham Road, Caterham

£450,000 Freehold

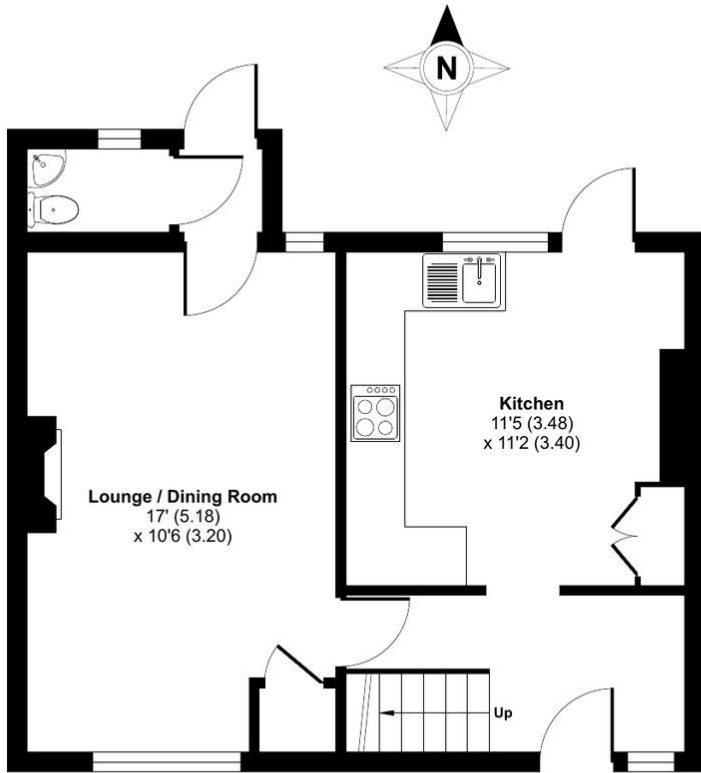
Three-bedroom, semi-detached home • Ideally located for Caterham Town Centre's amenities and transport links
• All bedrooms accommodate double beds • Patio terrace to front, with rear garden offering patio ideal for entertaining and raised lawn • Through lounge and dining room with adjacent downstairs WC



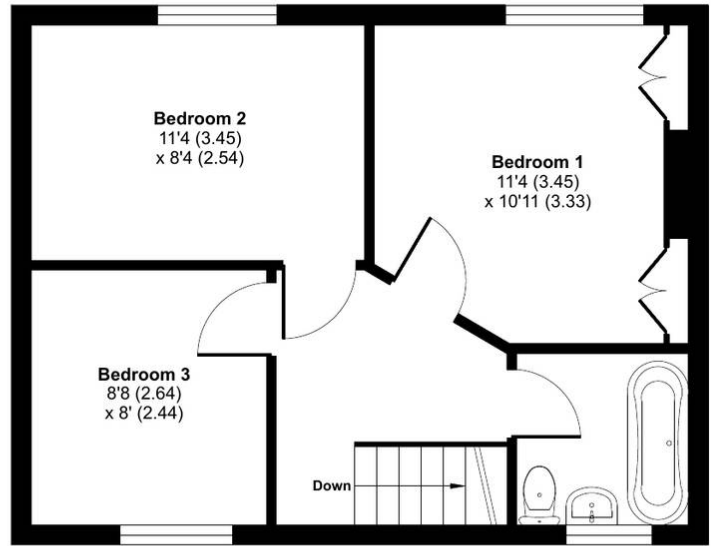
Farningham Road, Caterham, CR3

Approximate Area = 786 sq ft / 73 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Park & Bailey. REF: 1189355

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

An exceptional opportunity presents itself with this superbly appointed three-bedroom semi-detached house, located conveniently for residents to enjoy the vibrant amenities and excellent transport links of Caterham Town Centre. Boasting a well-designed layout, this residence is perfect for families seeking a comfortable and welcoming abode.

Upon entering the property, one is greeted by a spacious hallway adorned with charming parquet flooring, setting a tone of elegance and character that resonates throughout the home. The ground floor seamlessly flows into a generously proportioned lounge and dining room, providing a perfect space for both relaxation and entertaining. A conveniently located downstairs WC adds further practicality to the living area, ensuring the utmost comfort for residents and guests alike. The heart of the home, the kitchen breakfast room, is a bright and inviting space that fosters a warm ambience ideal for culinary endeavours and casual dining.

Ascending the stairs, one discovers three well-sized bedrooms, each accommodating double beds with ease. The property's layout is designed to ensure privacy and comfort for all residents, offering a quiet and tranquil environment for rest and relaxation.

A highlight of the property is the patio terrace to the front, providing a wonderful space to enjoy the stunning outlook across the valley. To the rear, a thoughtfully landscaped garden features a patio area perfect for outdoor entertaining, complemented by a raised lawn that offers a serene setting for leisurely activities.

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



Situated in Caterham Valley which offers local shopping centre with Church Walk precinct and two supermarkets, together with bus service, health centre, library, restaurants, pubs and mainline station. The area is close to open countryside and the motorway network can be accessed via junction 6 off the M25 at Godstone.



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