



8 Gwynne Road, Caterham

£500,000 Freehold

No onward chain • Three-bedroom, link detached home • Located on a quiet and tranquil cul-de-sac on the sought after Hambledon Park development • Open plan ground floor reception space and kitchen • Beautiful raised deck area overlooking the lawn with stunning aluminium pergola with adjustable shades • Off-street parking and garage



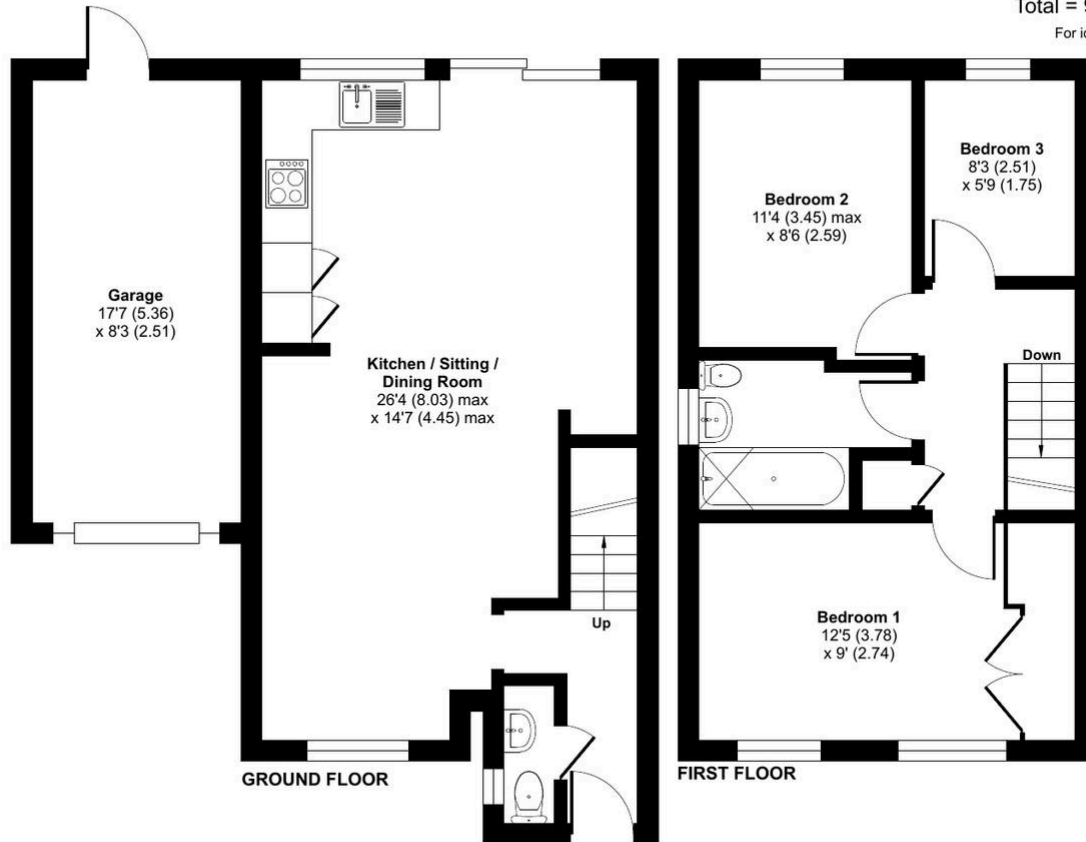
Gwynne Road, Caterham, CR3

Approximate Area = 803 sq ft / 74.6 sq m

Garage = 147 sq ft / 13.6 sq m

Total = 950 sq ft / 88.2 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). © nitchcom 2024. Produced for Park & Bailey. REF: 1191797

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Situated in the serene and coveted Hambledon Park development, this stunning three-bedroom link detached house offers a peaceful retreat for those seeking a comfortable and modern living space. Boasting a tranquil cul-de-sac setting with no onward chain, this property exudes a sense of exclusivity and privacy.

Upon entering the home, one is greeted by an open plan ground floor reception space seamlessly integrated with the kitchen, creating a fluid and harmonious living environment. The contemporary design and layout of the interiors make for a welcoming ambience, ideal for both relaxation and entertaining guests.

The property features three well-proportioned bedrooms, providing ample space for families or individuals alike. The master bedroom is a sanctuary of comfort and style, offering a peaceful haven for rest and rejuvenation. The additional bedrooms are versatile spaces that can easily be adapted to suit the needs and preferences of the inhabitants.

One of the standout features of this home is the beautiful raised deck area, which overlooks the lush lawn and is adorned with a stunning aluminium pergola with adjustable shades. This outdoor space is a true oasis of tranquillity, perfect for al fresco dining, relaxing in the fresh air, or simply enjoying the natural beauty of the surroundings.

Convenient amenities such as off-street parking and a garage provide practical solutions for vehicle storage and easy access to the property. The garage also offers additional storage space, making it a valuable asset for those in need of extra room for belongings.

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

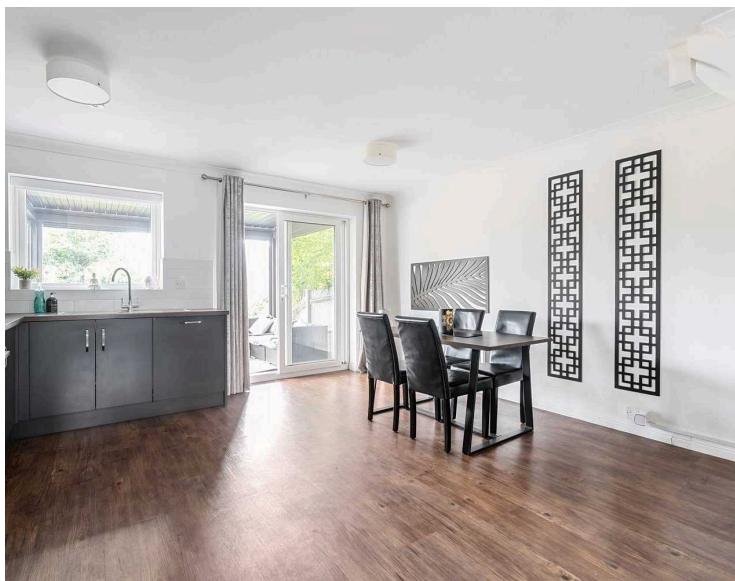
Taylor Rose Solicitors – £250

Hawke Financial Services – 30%

Arnold & Baldwin Surveyors – 10%

Huxley – 10%

Atrium Surveyors – £25



The property is situated on a popular, residential development 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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