

## 333 Croydon Road, Caterham

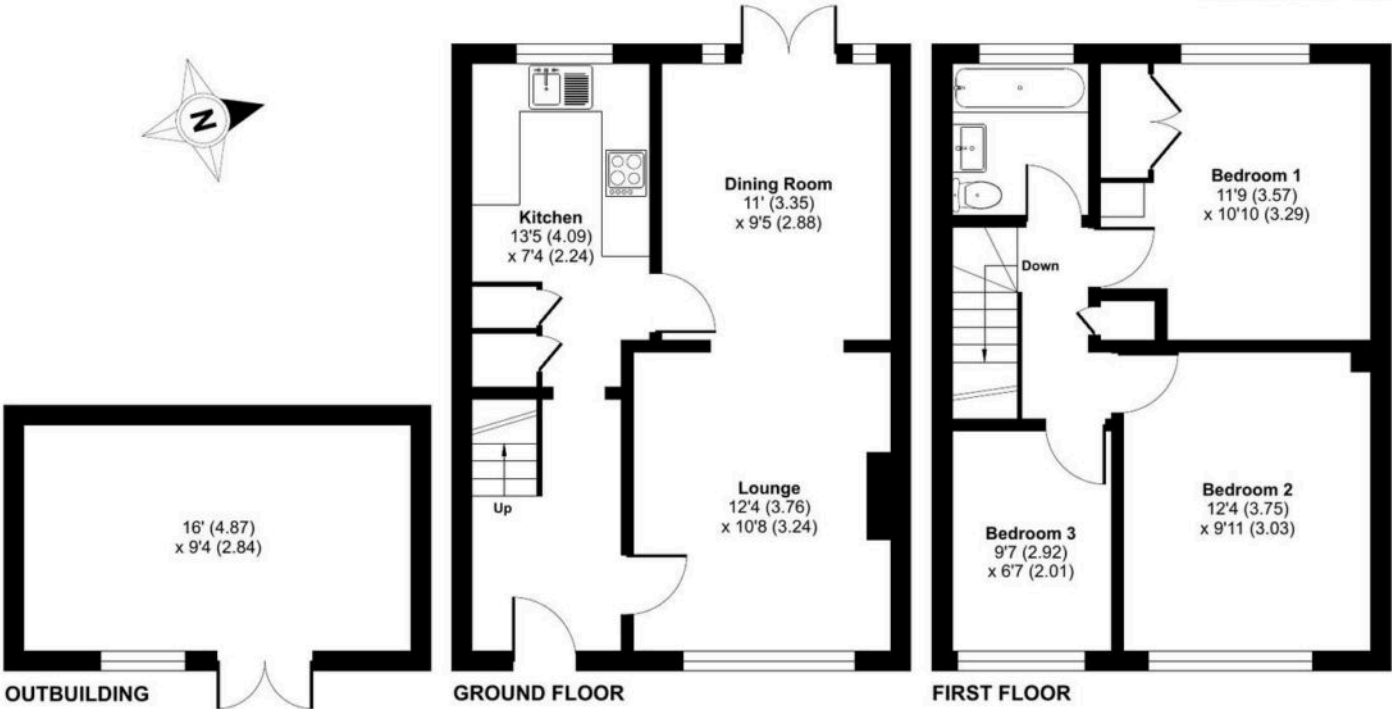
£330,000 Freehold

Immediate 'exchange of contracts' available • Being sold via 'Secure Sale' • Three-bedroom terraced home • Located within close proximity to Caterham Town Centre's amenities and transport links • Off-street parking and level rear garden



Croydon Road, Caterham, CR3

Approximate Area = 838 sq ft / 77.8 sq m  
Outbuilding = 149 sq ft / 13.8 sq m  
Total = 987 sq ft / 91.6 sq m  
For identification only - Not to scale



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

## Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £330,000

Located in a sought-after area with a seamless blend of convenience and comfort, this three-bedroom terraced house presents a prime opportunity for those seeking a harmonious lifestyle.

Boasting a delightful setting mere moments from Caterham Town Centre, this home offers unparalleled access to an array of amenities and excellent transport links, ensuring your every need is met with ease.

Upon arrival, a charming frontage welcomes you, with parking to the block-paved driveway. Step inside to discover a well-appointed living space, thoughtfully designed to maximise comfort and functionality. The seamless flow leads you from the hallway to a through lounge and dining room overlooking the garden, with the adjacent galley kitchen also to the rear aspect.

Upstairs, three tastefully decorated bedrooms provide peaceful retreats, promising restful nights and energising mornings. No detail has been overlooked in this delightful abode, offering off-street parking and a level rear garden, perfect for outdoor relaxation.

### Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

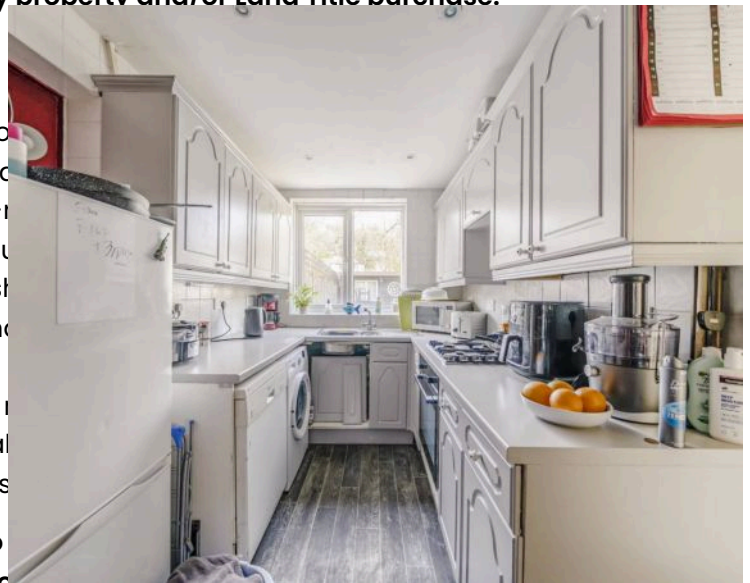
The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price', and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

A **Legal Pack** associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. **It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.**



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:

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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