



**Price**  
**£450,000**

**Freehold**

3x  1x  1x 

**Cromwell Road,  
Caterham, Surrey, CR3**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt & west**  
Helping you move forwards



## Main features

- Private parking available at rear of property
- Landscaped garden
- Potential scope to extend
- Walking distance to transport links and shops.
- Close to schools and Coulsdon Common

## Accommodation

### GROUND FLOOR

Entrance Hall  
 Lounge: 14'1 x 11'2 (4.30m x 3.41m)  
 Dining Room: 12'3 x 10'1 (3.74m x 3.08m)  
 Kitchen: 9'9 x 6'5 (2.97m x 1.96m)

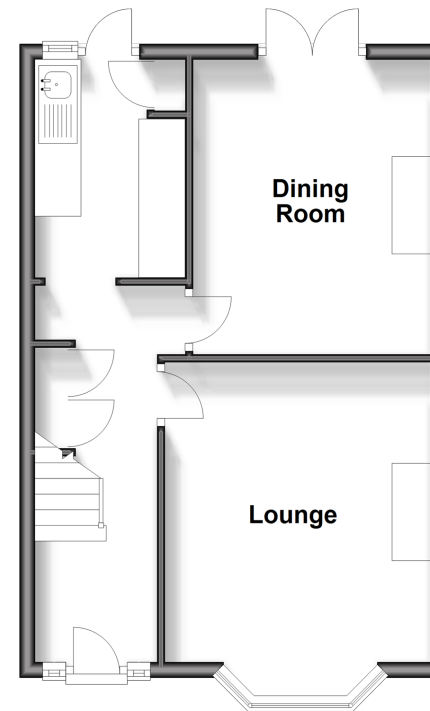
### FIRST FLOOR

Landing  
 Bedroom 1: 14'8 x 10'7 (4.47m x 3.23m)  
 Bedroom 2: 12'4 x 10'7 (3.76m x 3.23m)  
 Bedroom 3: 7'10 x 5'11 (2.39m x 1.80m)  
 Bathroom: 9'5 x 5'11 (2.87m x 1.80m)

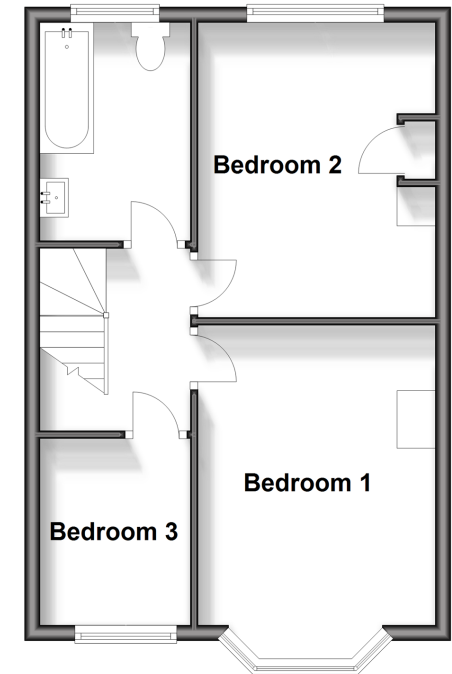
### OUTSIDE

Front & Rear Garden  
 Parking to the rear

**Ground Floor**  
 Approx. 40.0 sq. metres (430.7 sq. feet)



**First Floor**  
 Approx. 40.0 sq. metres (430.7 sq. feet)



**Call Caterham - 01883 331000 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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