



Price

£650,000

Freehold

4x  1x  2x 

Livingstone Road,
Caterham, Surrey, CR3

OVER 60?

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

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Accommodation

GROUND FLOOR

Entrance Hallway

Kitchen/Diner: 24'10 x 23'0 (7.57m x 7.02m)

Lounge: 14'8 x 11'5 (4.47m x 3.48m)

Utility Room: 7'5 x 5'10 (2.26m x 1.78m)

Separate Toilet

Bedroom 4/ Office: 12'9 x 5'10 (3.89m x 1.78m)

FIRST FLOOR

Landing

Bedroom 1: 14'7 x 9'4 (4.45m x 2.85m)

Bedroom 2: 11'8 x 10'1 (3.56m x 3.08m)

Bedroom 3: 7'3 x 6'11 (2.21m x 2.11m)

Bathroom: 8'5 x 7'1 (2.57m x 2.16m)

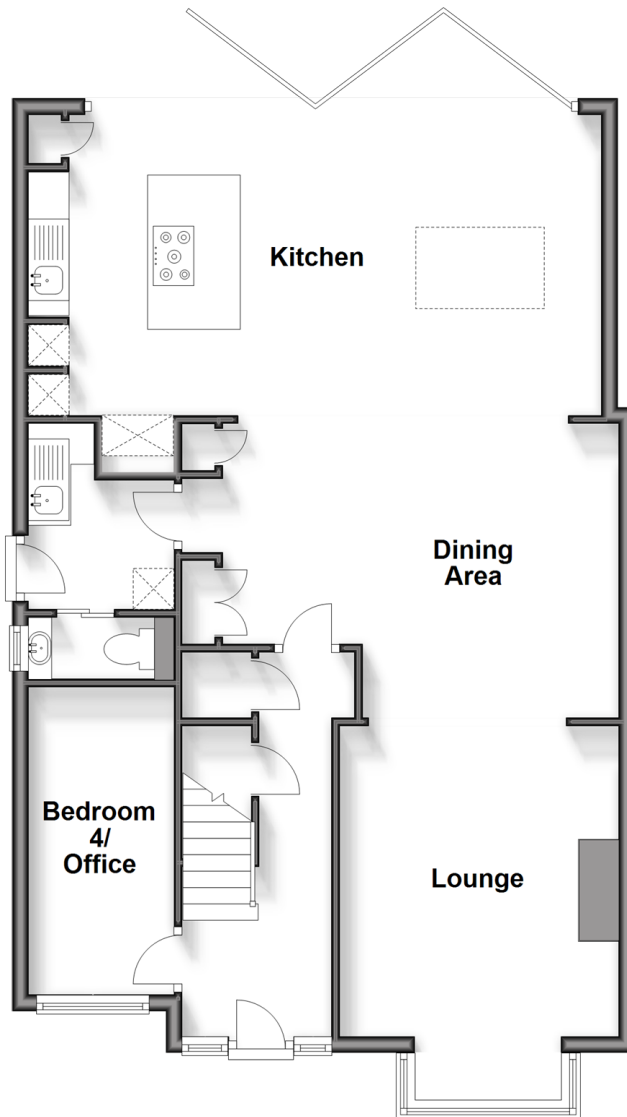
OUTSIDE

Driveway

Rear garden

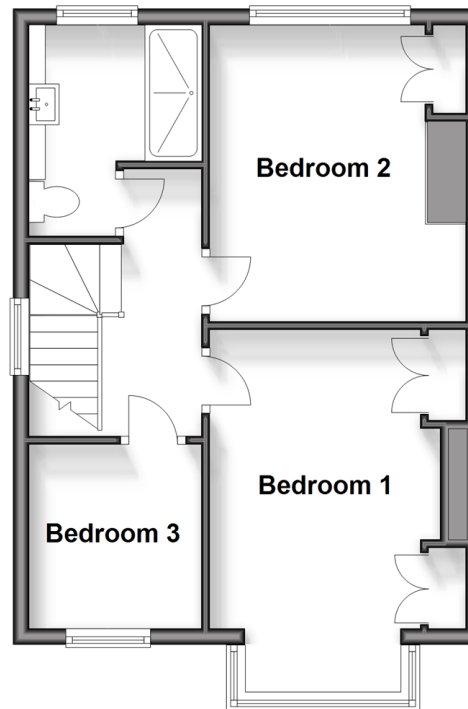
Ground Floor

Approx. 81.2 sq. metres (873.6 sq. feet)



First Floor

Approx. 40.6 sq. metres (437.1 sq. feet)





Main features

- Fully refurbished throughout with the perfect blend of style and comfort
- Open plan living with by-fold doors leading out to the garden
- Utility room leading off of the kitchen area
- Downstairs bedroom can be used as the perfect home office
- High end appliances throughout

Nearest Schools

Primary Schools: Hillcroft Primary 0.2 miles, Audley Primary 0.6 miles, St Francis Catholic Primary 0.6 miles

Secondary Schools: Clifton Hill School 0.2 miles, de Stafford School 0.5 miles, Sunnydown School 0.6 miles

Transport Information

Train Stations: Caterham 0.9 miles, Whyteleafe South 1.3 miles, Upper Warlingham 1.5 miles

Address

Livingstone Road, Caterham, Surrey, CR3

Directions

For directions to this property please contact us.



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Call Caterham Branch 01883 331000 ■ [cubittandwest.co.uk](https://www.cubittandwest.co.uk)



■ 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.

EPC RATING	CURRENT:	POTENTIAL:
	D(56)	B(37)

24407882/20241026/JE/LP