



**Guide Price**  
**£550,000**

**Freehold**

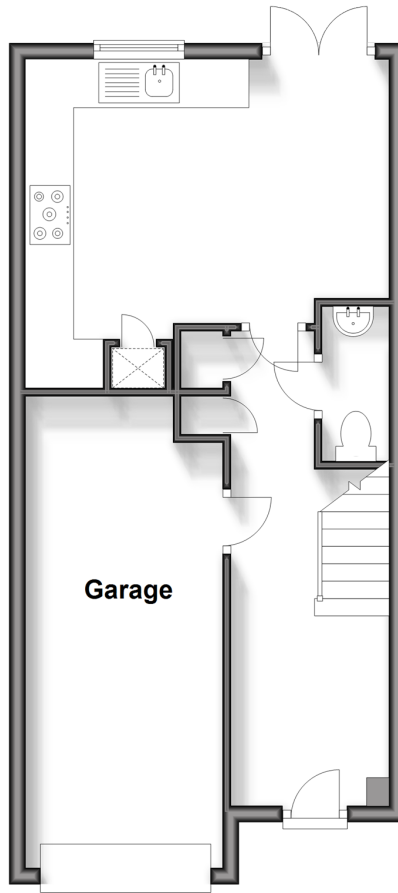
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**Bunce Drive, Caterham,  
Surrey, CR3**

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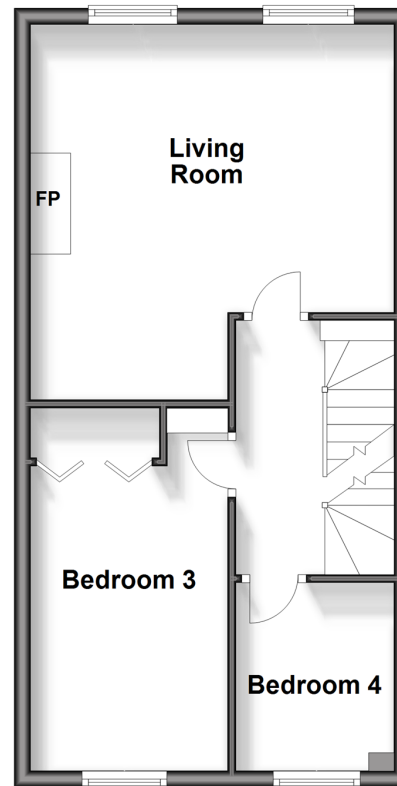
## Ground Floor

Approx. 43.7 sq. metres (470.1 sq. feet)



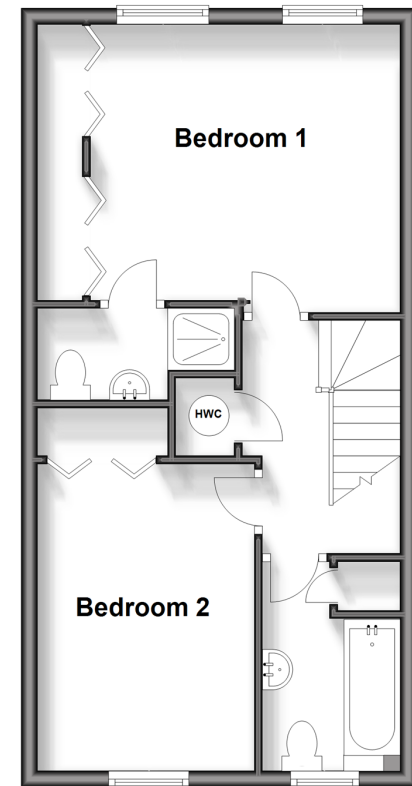
## First Floor

Approx. 41.8 sq. metres (449.8 sq. feet)



## Second Floor

Approx. 41.8 sq. metres (449.8 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hallway  
Cloak room  
Kitchen/Breakfast Room: 14'10 x 13'0 (4.52m x 3.97m)

### FIRST FLOOR

Landing  
Living Room: 16'0 x 14'11 (4.88m x 4.55m)  
Bedroom 3: 13'0 x 8'0 (3.97m x 2.44m)  
Bedroom 4: 7'0 x 6'0 (2.14m x 1.83m)

### SECOND FLOOR

Landing  
Bedroom 2: 12'9 up to fitted wardrobes x 8'10 (3.89m x 2.69m)  
Bedroom 1: 12'8 up to fitted wardrobes x 11'8 (3.86m x 3.56m)  
En Suite Shower  
Family Bathroom: 8'0 x 5'0 (2.44m x 1.53m)

### OUTSIDE

Front garden  
Rear Garden  
Integral Garage: 19'0 x 7'0 (5.80m x 2.14m)  
Allocating parking spaces





## Main features

- Town house in Hambledown Park
- Driveway for two cars and garage
- Ensuite to bedroom one
- Spacious accommodation that is ideal for entertaining
- Low maintenance rear garden



### Nearest Schools

Primary Schools: Hillcroft Primary 0.6 miles, Audley Primary 1.3 miles, St Francis Catholic Primary 1.3 miles

Secondary Schools: Clifton Hill School 0.5 miles, de Stafford School 1.1 miles, Sunnydown School 1.3 miles



### Transport Information

Train Stations: Caterham 1.4 miles, Whyteleafe South 2.4 miles, Whyteleafe 2.5 miles



### Address

Bunce Drive, Caterham, Surrey, CR3



### Directions

For directions to this property please contact us.





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■ 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



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