



**Price**  
**£500,000**

**Freehold**

3x  2x  1x 

**Hawthorne Gardens,  
Caterham, Surrey, CR3**

**OVER 60?**

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

**cubitt&west**  
Helping you move forwards





## Main features

- Built in 2011 and within a private cul-de-sac
- Accommodation split over three levels
- Driveway for two cars
- En-suite shower room to bedroom one
- Ideally situated close to public transport & open spaces

## Accommodation

### GROUND FLOOR

Entrance Hallway

Cloakroom

Lounge/Dining Room: 16'7 x 14'5 (5.06m x 4.40m)

Kitchen: 11'3 x 7'5 (3.43m x 2.26m)

### FIRST FLOOR

Landing

Bedroom 2: 15'6 x 8'3 (4.73m x 2.52m)

Bedroom 3: 13'8 x 7'7 (4.17m x 2.31m)

Family Bathroom: 8'9 x 5'7 (2.67m x 1.70m)

### SECOND FLOOR

Bedroom 1: 14'8 x 11'0 (4.47m x 3.36m)

En Suite Shower : 7'0 x 5'7 (2.14m x 1.70m)

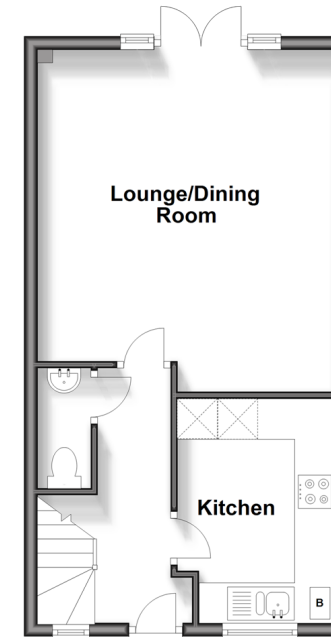
### OUTSIDE

Driveway

Rear Garden

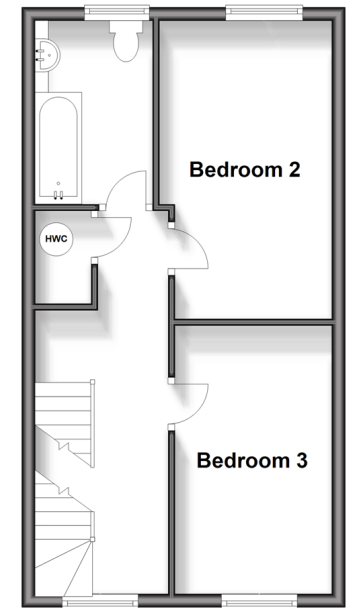
### Ground Floor

Approx. 38.4 sq. metres (413.1 sq. feet)



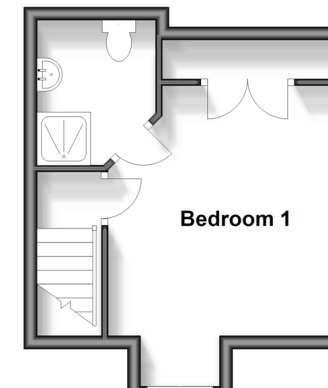
### First Floor

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### Second Floor

Approx. 21.2 sq. metres (228.6 sq. feet)



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



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