



OVER 60?

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

Price

£450,000

Freehold

3x  2x  2x 

**Stafford Road,
Caterham, Surrey, CR3**

cubitt&west
Helping you move forwards



Main features

- Wonderful views across Caterham Valley from both the front & rear garden
- Bright & spacious through out
- Downstairs office space and shower room
- Garage for convenient parking
- Walking distance to Caterham Station and local shops

Accommodation

GROUND FLOOR

Entrance Hallway
 Study: 8'4 x 4'8 (2.54m x 1.42m)
 Lounge: 14'0 x 14'0 (4.27m x 4.27m)
 Dining Room: 15'3 x 13'2 (4.65m x 4.02m)
 Shower Room
 Kitchen: 12'5 x 7'8 (3.79m x 2.34m)

FIRST FLOOR

Landing
 Bedroom 1: 14'0 up to fitted wardrobes x 10'0 (4.27m x 3.05m)
 Bedroom 2: 13'3 up to fitted wardrobes x 9'5 (4.04m x 2.87m)
 Bedroom 3: 7'6 x 7'4 (2.29m x 2.24m)
 Bathroom

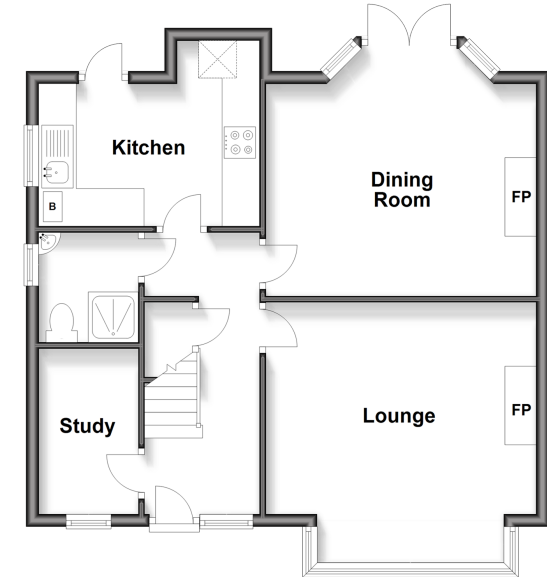
OUTBUILDINGS

Garage

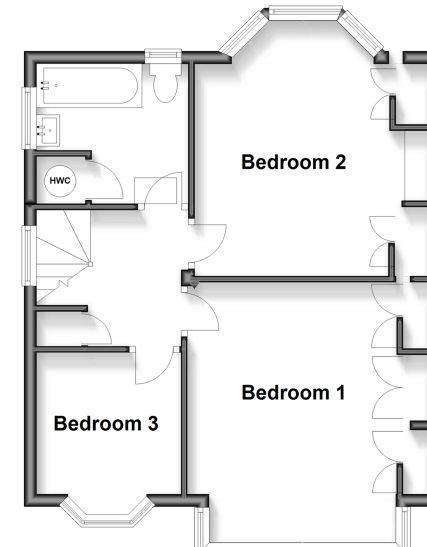
OUTSIDE

Front Garden
 Rear Garden

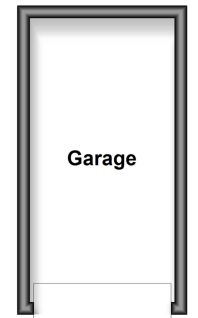
Ground Floor
 Approx. 58.7 sq. metres (631.4 sq. feet)



First Floor
 Approx. 46.4 sq. metres (498.9 sq. feet)



Outbuilding
 Approx. 10.8 sq. metres (116.6 sq. feet)



Call Caterham - 01883 331000 ■ 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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