



**Price**  
**£375,000**

**Freehold**

3x  1x  1x 

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

**OVER 60?**

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

**cubitt&west**  
Helping you move forwards



## Main features

- Fantastic opportunity for someone looking to renovate
- Tiered rear garden leading onto Recreation Ground
- Potential to extend subject to planning permission
- Downstairs bathroom with separate toilet
- Walking distance to Manor Park

## Accommodation

### GROUND FLOOR

Entrance Hallway  
 Kitchen: 13'8 x 8'2 (4.17m x 2.49m)  
 Bathroom: 5'5 x 5'3 (1.65m x 1.60m)  
 Separate Toilet  
 Lounge: 16'3 x 11'3 (4.96m x 3.43m)

### FIRST FLOOR

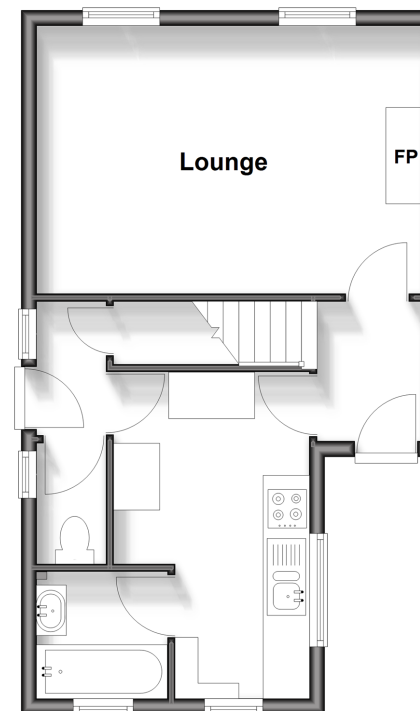
Landing  
 Bedroom 1: 13'8 x 11'4 (4.17m x 3.46m)  
 Bedroom 2: 11'4 x 8'0 (3.46m x 2.44m)  
 Bedroom 3: 8'8 x 8'0 (2.64m x 2.44m)

### OUTSIDE

Front Garden  
 Rear Garden

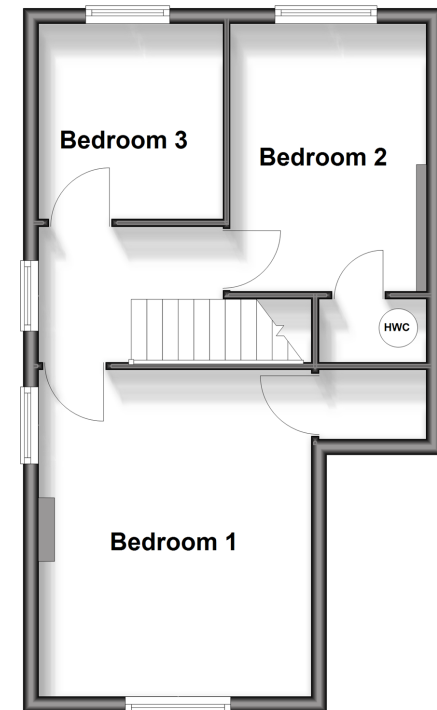
### Ground Floor

Approx. 39.0 sq. metres (419.6 sq. feet)



### First Floor

Approx. 39.2 sq. metres (421.8 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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