2 Hawthorne Gardens, Caterham

Offers in Excess of £525,000 FREEHOLD

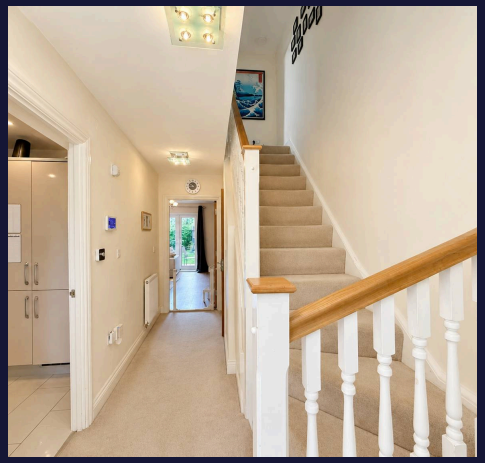
ShineRocks
PROPERTY AGENTS

2 Hawthorne Gardens

Caterham

A bright and spacious, three double bedroom, two bath/shower room, semi detached family house built by Charles Church in 2011, situated on a level plot, in a private cul de sac location, close to a number of good schools and Caterham Valley town centre. Entrance hall, WC, fully fitted kitchen overlooking front garden, large double aspect living/dining room with French doors to paved terrace and rear garden. Stairs to first floor landing, two double bedrooms, family bathroom. Stairs to second floor, principal bedroom with build in wardrobe and en suite shower room. Front garden with block paved pedestrian access from Whyteleafe road and block paved driveway. Fully fenced level rear garden. There is a share in the limited company which owns the private road with a small annual cost TBA.

- THREE DOUBLE BEDROOMS
- TWO BATH/SHOWER ROOMS + GROUND FLOOR WC
- SPACIOUS FULLY FITTED KITCHEN + DOUBLE ASPECT LIVING/DINING ROOM
- BLOCK PAVED DRIVEWAY WITH AMPLE OFF STREET PARKING
- FULLY FENCED LEVEL REAR GARDEN
- WALKING DISTANCE OF NUMEROUS GOOD LOCAL SCHOOLS, SUPERB RAIL AND MOTORWAY LINKS WITH CATERHAM VALLEY NEARBY
- COUNCIL TAX BAND - E - £3,164.22 P/A
- EPC RATING - B



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For clarification purposes, we wish to inform prospective purchasers that these details have been prepared as a general guide only. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and generally to maximum dimensions and should not be relied upon for carpets or furnishings. Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows and room sizes are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should only be used as such.