



RAYNERS
TOWN & COUNTRY

357 CROYDON ROAD
CATERHAM, SURREY, CR3 6PL

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Having been home to the same family for the past 15 years, this elegant Edwardian home offers the perfect balance of timeless character and modern convenience. Extending to almost 2,000 sq ft, it has been thoughtfully updated throughout, creating a beautifully presented home that's ready to move into.

At its heart is a light-filled kitchen and dining space, complemented by three versatile reception rooms that provide exceptional flexibility for modern living. Upstairs are four generous double bedrooms and two recently refurbished bathrooms, the property also benefits from double glazing and full fibre broadband ensure everyday comfort.]

Outside, the recently landscaped garden has been designed for relaxing and entertaining, with generous terraces, a level lawn and brand new fencing, while the private driveway provides parking for up to three vehicles. Perfectly positioned for both families and commuters, the property is within walking distance of three railway stations, approximately 30-minute London services from Upper Warlingham, Manor Park, Caterham town centre and an outstanding selection of highly regarded state and independent schools."







Tenure: Freehold

Local Authority: Tandridge Council

Council Tax Band: G

EPC Rating: D

VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. R772

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