



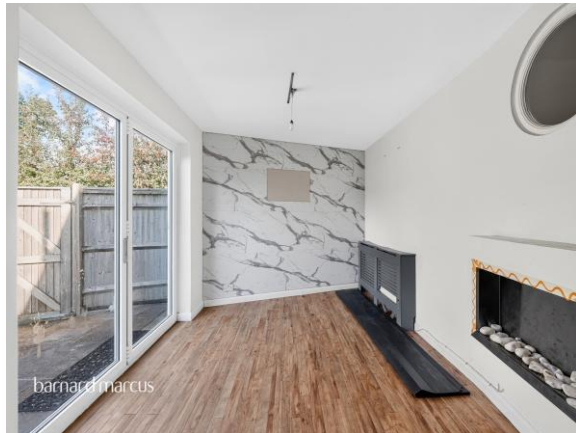
Buxton Lane, Caterham CR3 5HN

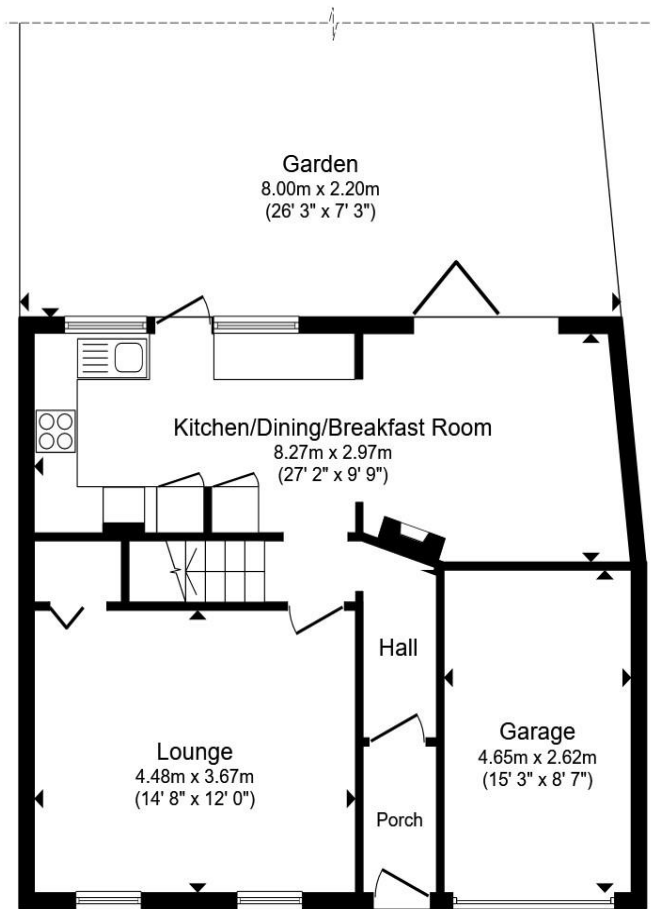
Welcome to **Buxton Lane, Caterham**

The property features a bright and welcoming reception room, a well-appointed kitchen with ample storage and workspace, and three well-proportioned bedrooms, making it an ideal home for growing families or those seeking some additional space. The versatile layout is designed for comfortable modern living, with two bathrooms providing added convenience for busy households.

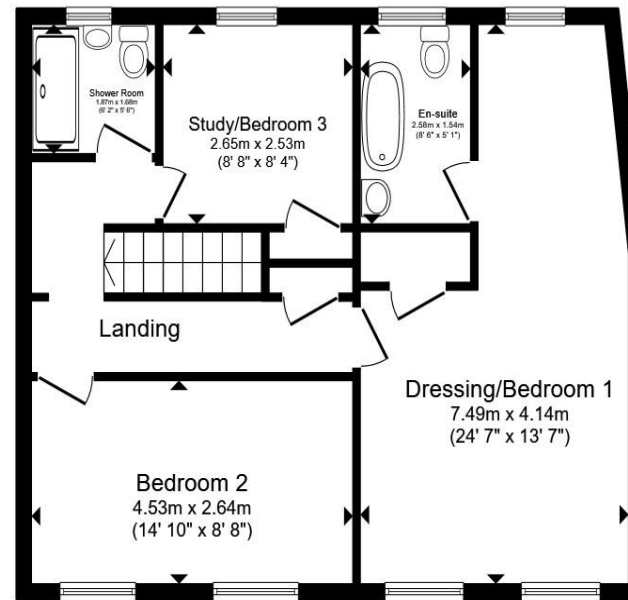
A particular highlight of the home is the impressive long rear garden, offering an abundance of outdoor space for entertaining, family activities, gardening or simply relaxing during the warmer months. To the front, the property benefits from off-street parking, while the garage provides secure parking, additional storage or potential for further use, subject to any necessary consents.

Conveniently located close to local amenities, reputable schools and excellent transport links, this attractive home combines practicality, space, and lifestyle appeal in equal measure. Being sold with no onward chain, the property presents a fantastic opportunity for buyers seeking a straightforward and hassle-free move.





Ground Floor



First Floor

Total floor area 119.8 m² (1,290 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Welcome to

Buxton Lane, Caterham

- Spacious three-bedroom house
- Two bathrooms
- Bright and well-proportioned living accommodation
- Impressive long rear garden
- Off-street parking

Tenure: Freehold EPC Rating: E

Council Tax Band: E

£475,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SAN108115



Property Ref:
SAN108115 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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