



RAYNERS
TOWN & COUNTRY

34 TUPWOOD GARDENS
CATERHAM SURREY, CR3 6EW

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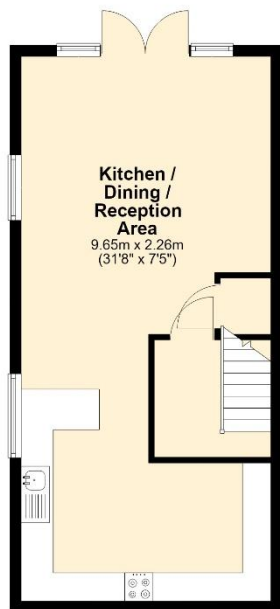
CATERHAM, SURREY, CR3 6EW

Tucked away within an exclusive gated development off the sought-after Tupwood Lane, this nicely presented semi-detached home offers flexible accommodation arranged over four floors. There is a useful room that would work well as a fourth bedroom, playroom, snug or guest accommodation depending on individual requirements. A particular feature of the home is the impressive main reception room with glazed doors opening onto a Juliet balcony, creating a wonderful sense of space and connection to the surrounding landscape. The lower ground floor is dedicated to a superb kitchen/dining room designed with both family life and entertaining in mind. Stylish contemporary cabinetry is complemented by stone worktops, integrated appliances while the generous dining area comfortably accommodates a large table for everyday meals and social occasions alike. Doors open directly onto the rear terrace, seamlessly linking indoor and outdoor living during the warmer months. The bedroom accommodation is arranged across the upper floors and offers excellent flexibility. The first floor provides two generous double bedrooms and a contemporary family bathroom, with one bedroom also benefiting from an en suite shower room and attractive elevated views. Occupying the entire top floor, the principal suite enjoys a peaceful and private setting, complete with fitted wardrobes, a stylish en suite shower room and roof windows framing far-reaching view. Outside To the front, a private driveway provides off-street parking for three vehicles, while side access leads through to the rear garden. Additional visitor parking is available within the gated development.

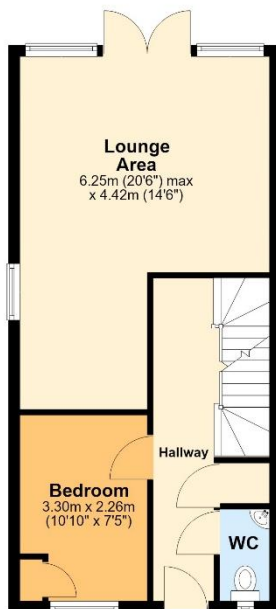




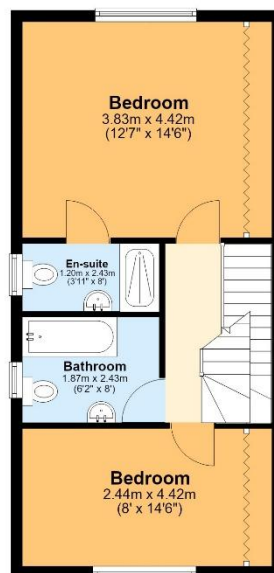
Lower Ground Floor
Approx. 42.6 sq. metres (458.8 sq. feet)



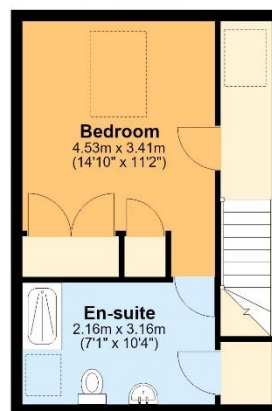
Ground Floor
Approx. 42.6 sq. metres (458.8 sq. feet)



First Floor
Approx. 42.6 sq. metres (458.8 sq. feet)



Second Floor
Approx. 30.0 sq. metres (322.7 sq. feet)



Total area: approx. 157.8 sq. metres (1699.0 sq. feet)



Tandridge district council- Tax band TBC. EPC Rating- C Maintenance charge- TBC

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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