



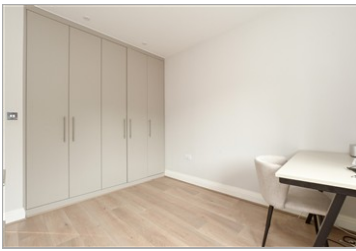
Guide Price
£485,000

Freehold

2x  2x  1x 

**Broadleaf Place,
Caterham, Surrey, CR3**

cubitt & west
Helping you move forwards



Main features

- Sought after development by Shanley Homes built in 2023
- Walking distance to Kenley Aerodrome
- Ensuite to both bedrooms and cloakroom to the ground floor
- Allocated parking for two cars
- Good size garden leading out from the living area

Accommodation

GROUND FLOOR

Entrance Hallway
 Kitchen: 12'5 x 6'6 (3.79m x 1.98m)
 Lounge/Dining Room: 16'9 x 14'6 (5.11m x 4.42m)
 Cloak room

FIRST FLOOR

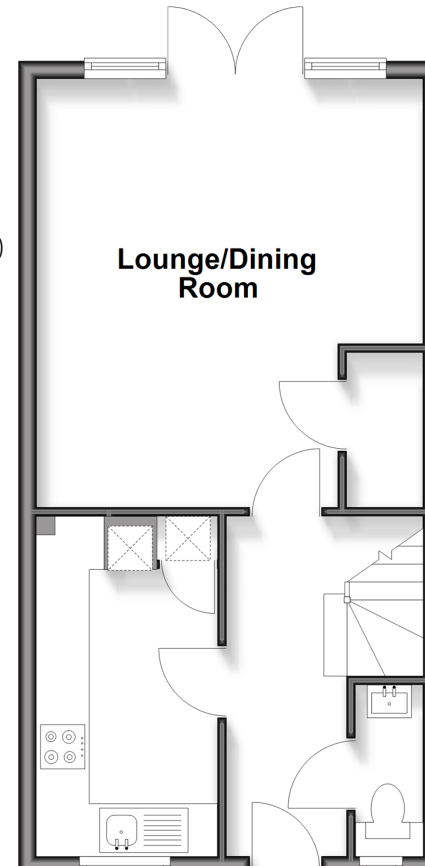
Landing
 Bedroom 1: 13'5 up to fitted wardrobes x 11'2 (4.09m x 3.41m)
 En Suite Bathroom
 Bedroom 2: 14'6 x 9'9 (4.42m x 2.97m)
 En suite Shower Room

OUTSIDE

Rear Garden
 2 x Allocated parking spaces

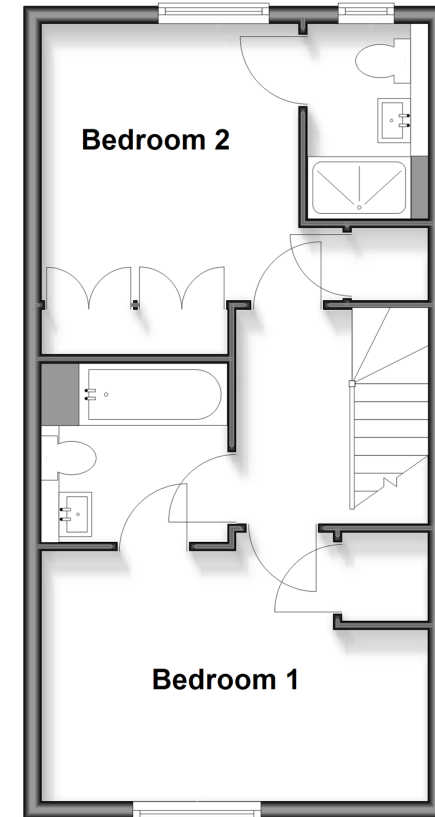
Ground Floor

Approx. 38.9 sq. metres (418.2 sq. feet)



First Floor

Approx. 38.4 sq. metres (413.0 sq. feet)



Call Caterham - 01883 331000 ■ cubittandwest.co.uk

- 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



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