



**Guide Price**  
**£375,000**

**Freehold**

2x  1x  1x 

**Ryelands Close,  
Caterham, Surrey, CR3**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt & west**  
Helping you move forwards



## Main features

- Chain free
- Parking on driveway and allocated space communal car park
- Quiet cul-de-sac
- Downstairs toilet
- Lounge with access to patio and garden
- Well positioned in Caterham
- Good transport links

## Accommodation

### GROUND FLOOR

- Porch
- Entrance Hallway
- Lounge: 18'0 x 13'0 (5.49m x 3.97m)
- Kitchen: 17'0 x 7'0 (5.19m x 2.14m)
- Separate Toilet

### FIRST FLOOR

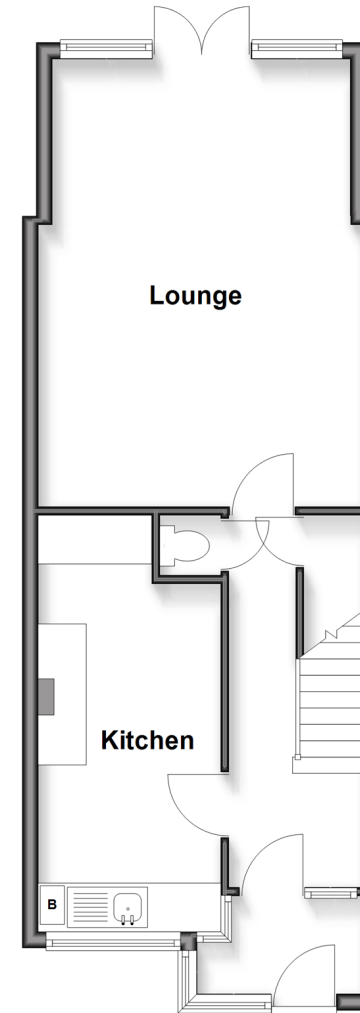
- Landing
- Bedroom 1: 13'0 x 10'0 (3.97m x 3.05m)
- Bedroom 2: 13'0 x 9'0 (3.97m x 2.75m)
- Bathroom: 7'0 x 4'0 (2.14m x 1.22m)
- Separate toilet

### OUTSIDE

- Driveway
- Rear Garden

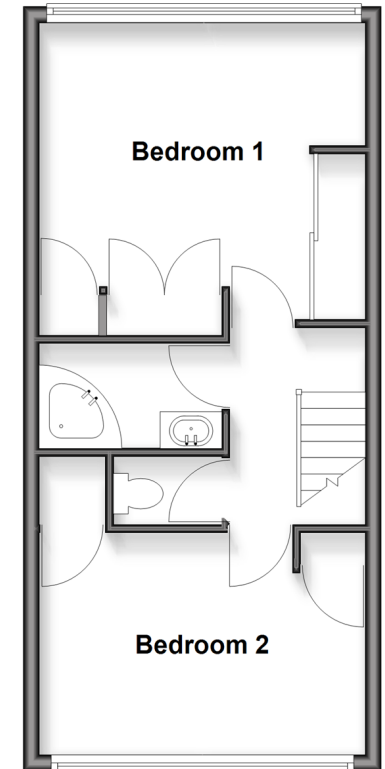
### Ground Floor

Approx. 44.9 sq. metres (483.0 sq. feet)



### First Floor

Approx. 36.8 sq. metres (396.6 sq. feet)



**Call Caterham - 01883 331000 ■ [cubittandwest.co.uk](http://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
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



24408275/20260221/JE/DS