

DANIEL ADAMS

57 Newstead Rise

Caterham, CR3 6RS

Guide Price £435,000

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Guide Price £435,000 - £450,000

Set within a popular residential road in Caterham, this three bedroom semi detached home offers well proportioned accommodation, a generous rear garden and a number of improvements made by the current owners during their time at the property.

The ground floor is arranged around a spacious through reception room, creating a flexible living and dining space with plenty of natural light. This is complemented by the kitchen, downstairs WC and access to the rear garden.

Upstairs are three bedrooms together with the family bathroom. The current owners have carried out a number of modernisation works since purchasing the property, helping to create a more comfortable and updated home while still leaving scope for a future buyer to personalise further if desired.

The rear garden is a real standout feature, offering excellent space for entertaining, families or those who simply enjoy a larger outdoor area. Beyond the garden, the property enjoys attractive greenery and countryside views, giving the setting a particularly open and peaceful feel.

Newstead Rise is well placed for Caterham town centre, local schools, shops and transport links. Road connections are also excellent, with convenient access towards the M25 and M23, providing onward routes towards Gatwick Airport, Crawley, Brighton, Heathrow and the wider motorway network.

A well proportioned family home with a generous garden, attractive outlook and good local connections.

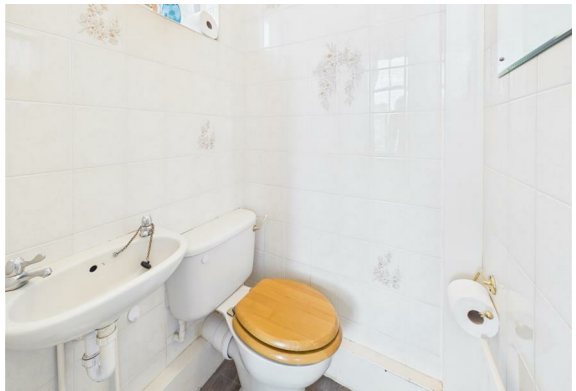
























Porch
1'9" x 7'1" (0.54m x 2.16m)

Entrance Hall
12'6" x 4'9" (3.83m x 1.47m)

Hallway
6'1" x 3'6" (1.86m x 1.09m)

WC
3'5" x 3'10" (1.06m x 1.17m)

Living Room/Dining Room
22'10" x 9'10" (6.98m x 3.02m)

Kitchen
7'9" x 10'7" (2.38m x 3.23m)

Landing
7'8" x 3'6" (2.36m x 1.07m)

Bedroom
12'1" x 9'11" (3.69m x 3.04m)

Bedroom
11'1" x 8'0" (3.38m x 2.46m)

Bedroom
6'11" x 5'11" (2.13m x 1.82m)

Bathroom
6'0" x 5'10" (1.84m x 1.80m)

Garage
14'6" x 7'2" (4.42m x 2.20m)

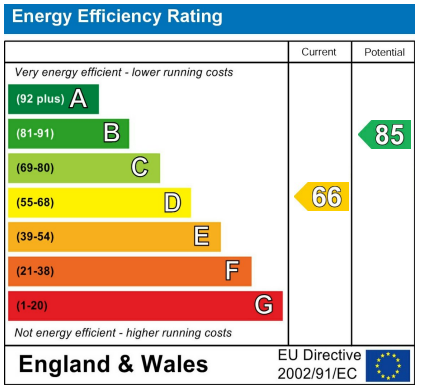
Floor Plan

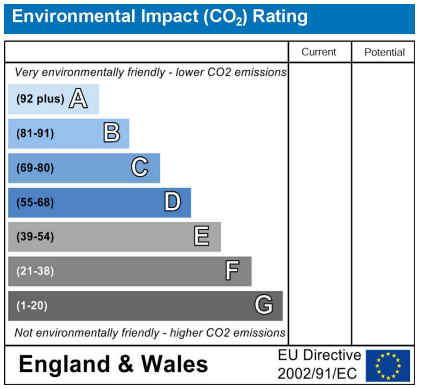


Area Map



Energy Efficiency Graph





Viewing

Please contact our Coulsdon Sales Office on 0208 763 8878
if you wish to arrange a viewing appointment for this property or require further information.

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