



RAYNERS
TOWN & COUNTRY

**25 GREENWOOD GARDENS
CATERHAM, SURREY, CR3 6RX**

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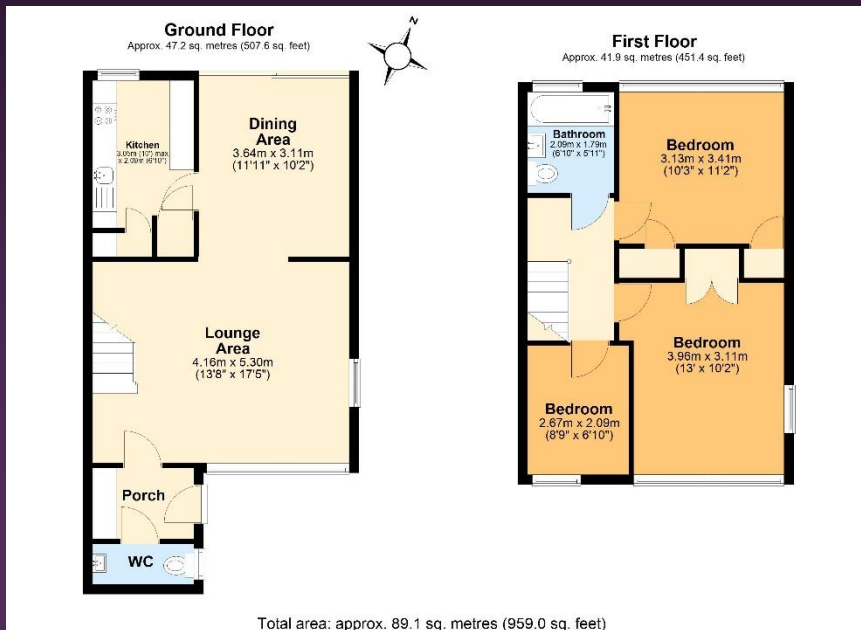
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Set in a quiet close with easy access to Caterham town centre, this well-presented three-bedroom semi-detached home offers bright, balanced living and excellent convenience. A generous open-plan living and dining room creates a sociable heart to the house, complemented by a separate modern kitchen with ample storage and workspace. The property benefits from double glazing and gas central heating throughout, ensuring comfort and efficiency in every season.

Outside, a small yet very usable garden features a lawn and a patio area—ideal for low-maintenance relaxing, play, or al fresco dining. Parking is served by a garage en-bloc, adding valuable storage and practicality. Location highlights include short, straightforward links to local shops, Caterham train station, bus services, and popular schools—particularly St John's Primary—making this an appealing choice for families and commuters alike. A smart, move-in-ready home in a peaceful setting with everything Caterham has to offer close by.







Tenure: Leasehold Local Authority: Tandridge Council
Lease length- approx. 187 years remaining
Service charge: approx. £3000 per year.

Council Tax Band: E EPC Rating: 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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