



2 Bedrooms | 1 Bathroom | 2 Reception Room

Stafford Road | Caterham | CR3 6NL

**Guide price £380,000**

**LOFT**

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6NL  
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This gorgeous semi detached home has been tastefully updated, not only internally but externally too. It is presented immaculately, offering a fantastic opportunity to extend and grow into, with amenities on your doorstep, then look no further. Tucked away behind Caterham town, steps lead up to the front entrance, but the elevated position offers stunning views across the greenery and fields surrounding. The ground floor offers an open plan kitchen/diner that has newly fitted units and worktops, with all the appliances integrated. Wooden flooring flows throughout and leads to your cosy lounge, with large windows allowing the natural light to seep through. There is also a storage cupboard for coats and shoes too! Upstairs, both the bedrooms are doubles and the bathroom is a great size too. The garden is tiered, with an enviable pergola and decking area and plenty of lawn space to create even more! Ideally situated and ready to move into.

- Immaculately presented semi detached home
- Modern kitchen/diner with fitted units and double doors leading to the garden
- Wooden flooring throughout the ground floor and flooded with natural light
- Two double bedrooms upstairs with fitted wardrobes to bedroom one
- Good size bathroom, tiled floor to ceiling
- Tiered garden with elegant decking area, perfect for admiring the view over the fields opposite
- Ideally located with Caterham and Whyteleafe South train stations within 0.9 miles



If you are looking for a home that has been lovingly updated, ready to move into and is ideally situated for amenities but offering great views of greenery surrounding, look no further!



## Ground Floor

### Hallway

### Kitchen/Dining Room

18'0 x 11'0 (5.49m x 3.35m)

### Lounge

12'1 x 10'11 (3.68m x 3.33m)

## First Floor

### Landing

### Bedroom 1

11'3 x 10'0 (3.43m x 3.05m)

### Bedroom 2

9'5 x 8'0 (2.87m x 2.44m)

### Bathroom

### Outside

### Front Garden With Steps

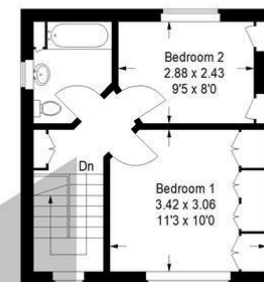
### Rear Garden

131 (39.93m)

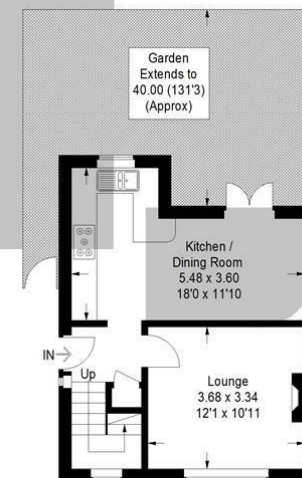


## Stafford Road, CR3

Approximate Gross Internal Area  
67.8 sq m / 730 sq ft



First Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1186081)

EPC Rating: D

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