



**Guide Price**  
**£400,000**

**Freehold**

2x  1x  1x 

**Beechwood Gardens,  
Caterham, Surrey, CR3**

**cubitt&west**  
Helping you move forwards



## Main features

- Victorian two-bedroom cottage with elevated views across Caterham Valley
- Bright open-plan kitchen/dining space with integrated Bosch appliances
- Utility room and ground-floor WC for added practicality

## Accommodation

### GROUND FLOOR

Entrance Hallway  
Lounge: 10'6 x 9'7 (3.20m x 2.92m)  
Dining Area: 21'5 x 12'11 (6.53m x 3.94m)  
Cloakroom  
Utility Room

### FIRST FLOOR

Landing  
Bedroom 1: 12'11 x 9'5 (3.94m x 2.87m)  
Bedroom 2: 9'10 x 8'10 (3.00m x 2.69m)  
Bathroom

### OUTSIDE

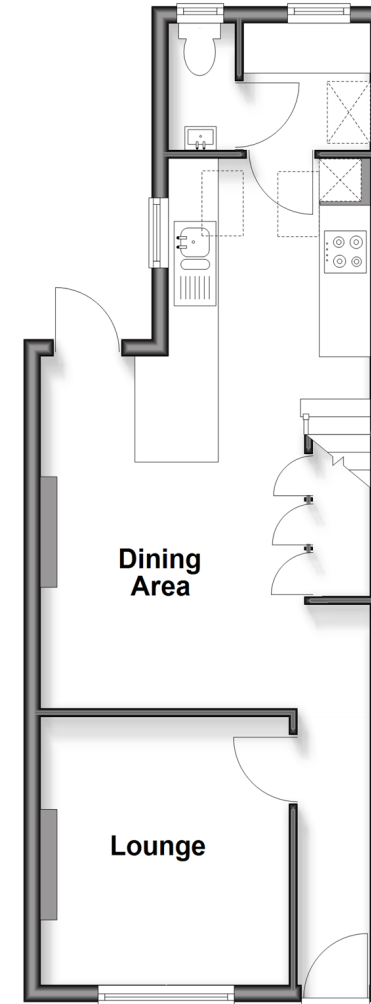
Front Garden  
Rear Garden

### OUTBUILDING

Garage: 16'0 x 7'9 (4.88m x 2.36m)

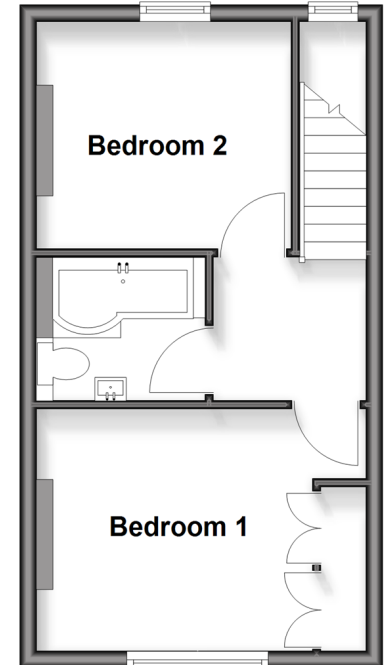
### Ground Floor

Approx. 38.8 sq. metres (417.7 sq. feet)



### First Floor

Approx. 29.3 sq. metres (315.5 sq. feet)



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