



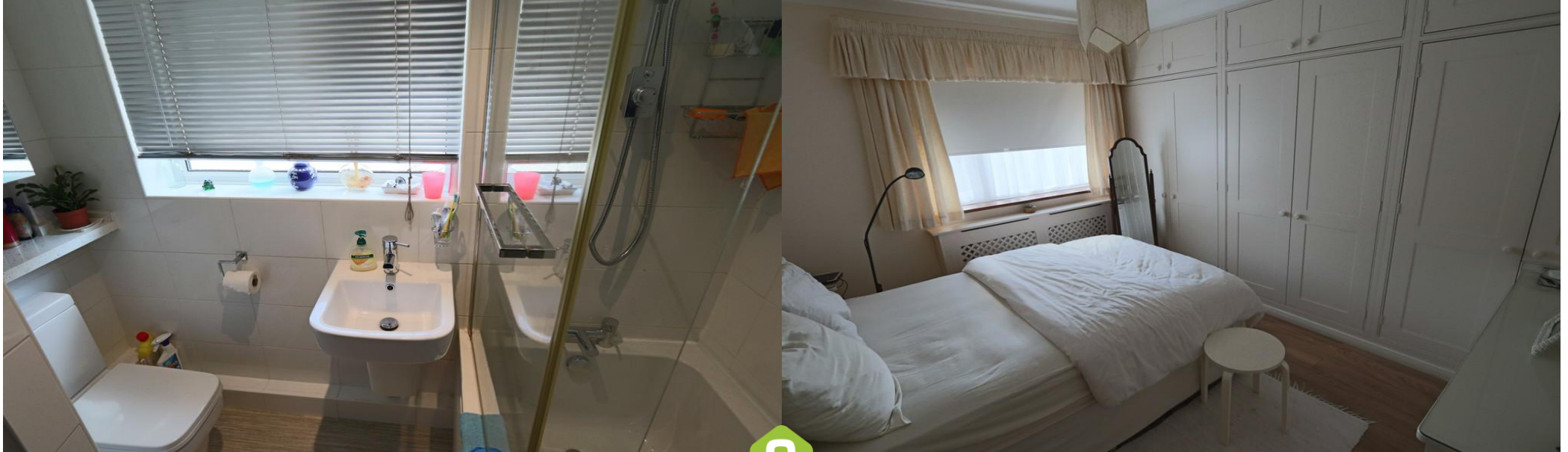
46 Maurice Avenue,
Caterham, CR3 5TL - Price £450,000

JOHN BROWN  **MARK YOULL**
SALES & LETTINGS

VIEWING HIGHLY RECOMMENDED of this WELL-PRESENTED 1950's two-bedroom semi-detached bungalow in a popular location being ideal for the down-sizer although conversely with the opportunity to extend into the loft (subject to planning permission). This excellent home briefly comprises a spacious lounge, fitted kitchen/breakfast room, bathroom, rear garden with patio and shed, front garden is mainly hard landscaped with the potential to use for off-street parking. Enjoying a quiet and pleasant level location in a small private cul-de-sac in this popular and well-established residential area being conveniently placed for Tesco Superstore, local shops, buses etc. and just a short walk from Caterham-on-the-Hill. The area offers a good selection of schools, nursery, recreational facilities, green belt countryside and is ideally placed for easy access to the M23 / M25 motorways.

- 1950's Semi-Detached Bungalow
- Popular & Convenient Location
- Two Bedrooms
- Spacious Lounge
- Fitted Kitchen / Breakfast Room
- Bathroom
- Potential to Extend into Loft (s.t.p.p.)
- Large Rear Garden
- Patio Area & Shed
- Shared Driveway





Property Particulars: The particulars are produced in good faith and prepared as a general guide and do not constitute any part of a contract.

Measurements: Room sizes should not be relied upon for carpets, built-in furniture, furnishings etc. **Services:** We have not tested any apparatus, equipment, fixtures and fittings and therefore cannot verify they are in working order or fit for purpose. **Tenure:** References to the tenure of the property are based on information supplied by the vendor. We have not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.

Money Laundering Regulations: We are legally bound to request that all prospective purchasers produce identification documentation and their prompt availability will be required to ensure the proposed sale can commence.



Maurice Avenue, Caterham, CR3

Total Approximate Gross Internal Area = 58.4 sq m / 629 sq ft

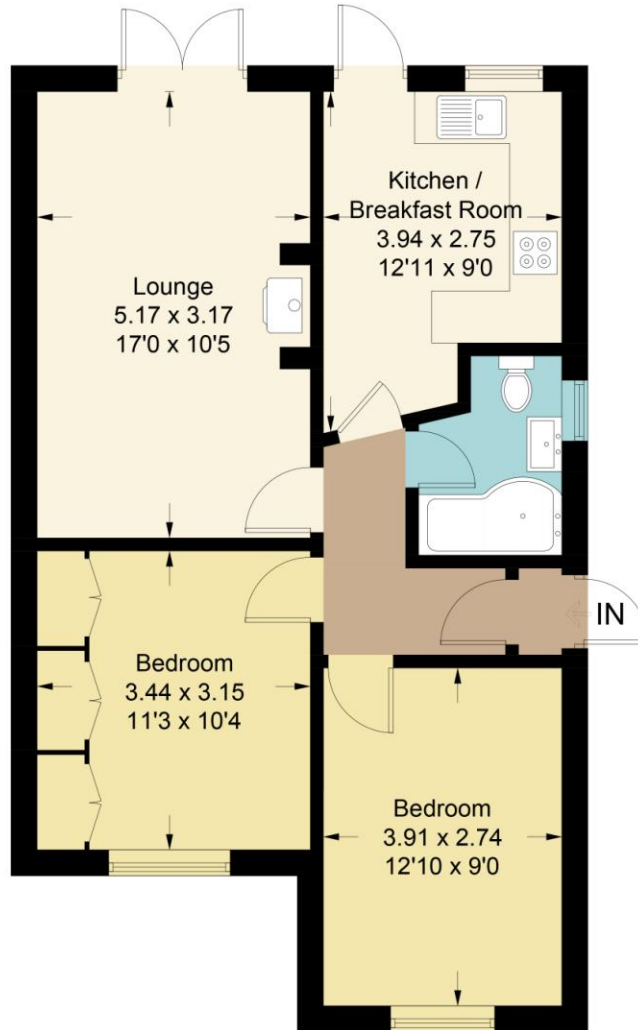


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2021 (ID747144)



Call us on **020 8668 5344 / 01737 551111**

105 Coulsdon Road, Old Coulsdon, Surrey, CR5 1EH

Email: info@johnbrownmarkyoull.co.uk

www.johnbrownmarkyoull.co.uk

