



12 Weald Way,
Caterham, CR3 6EG - Price £700,000

JOHN BROWN  **MARK YOULL**
SALES & LETTINGS

A RARE OPPORTUNITY TO PURCHASE THIS DETACHED COTTAGE IN MUCH SOUGHT-AFTER SEMI-RURAL LOCATION REALISTICALLY PRICED TO ALLOW FOR COMPLETE REFURBISHMENT. This property is being sold with the benefit of NO ONWARD CHAIN and GRANTED PLANNING PERMISSION for TWO-STOREY EXTENSION extending the accommodation to FOUR BEDROOMS, TWO BATH/SHOWER ROOMS all set within a large garden close to green belt.

- Detached Cottage
- Desirable Harestone Valley Area
- Approved Planning Permission to Extend
- Set in Spacious Plot
- No Onward Chain
- In Need of Complete Refurbishment
- Detached Garage





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.



Weald Way, Caterham, CR3

Total Approximate Gross Internal Area = 95.9 sq m / 1032 sq ft

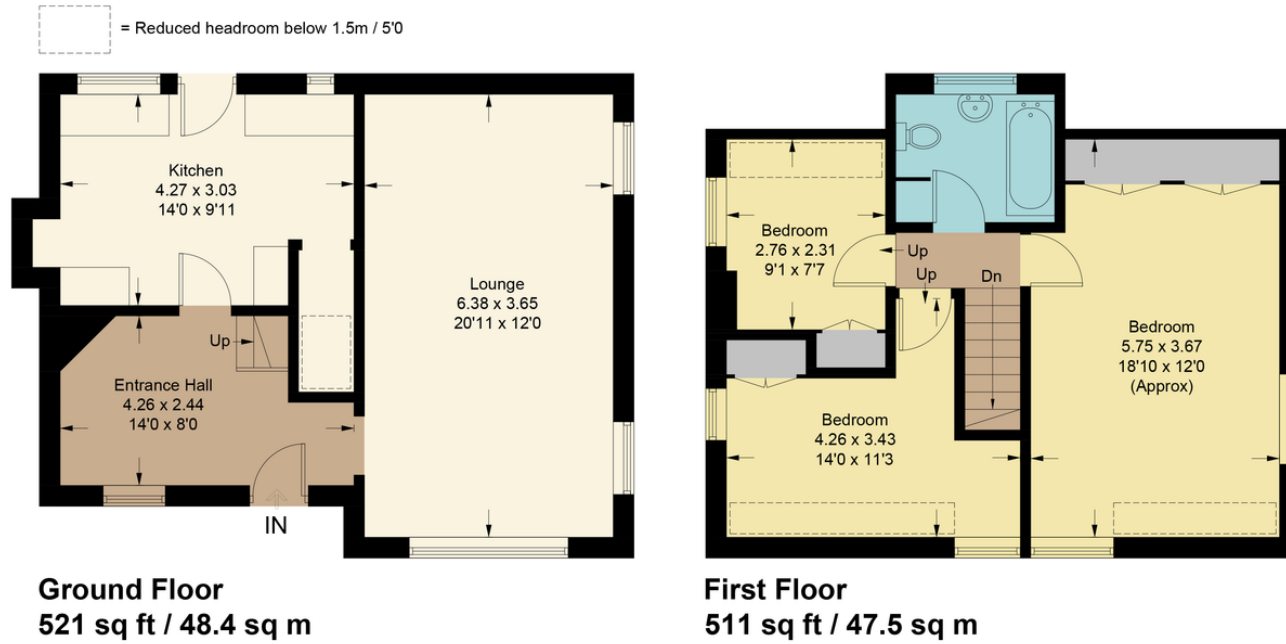


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2021 (ID753654)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		