



13 Gowrie Place,
Caterham, CR3 5ZF – O.I.E.O £750,000

JOHN BROWN  **MARK YOULL**
SALES & LETTINGS

A fantastic opportunity to purchase this light and spacious modern Detached Family Home set in a quiet and most convenient location offering Four Bedrooms, two with Ensuite Bathrooms, Family Shower Room and Downstairs Cloakroom. There is a spacious Lounge, excellent storage space throughout the property and an excellent Fitted Kitchen / Breakfast Room leading round into the open plan Conservatory overlooking the hard Landscaped Level Rear Garden. Externally the property boasts a Driveway providing off-street Parking for two cars and a Double Garage with direct access from the house. It has Gas Central Heating with a 'MEGAFLO' System and Double Glazed Windows throughout. Internal Viewing is highly recommended of this wonderfully presented home.

Located in this very popular residential development built by Linden homes in 2001 and yet conveniently placed for local amenities including the Tesco superstore. The community facilities at The Village including The Arc and The Village Health Club are just a 'stone's throw' away with the Surrey National Golf Course within easy reach at Chaldon and Coulsdon Common on the doorstep. The local town centre of Caterham provides a variety of shops, supermarkets, restaurants and cafes. The area is also served by several excellent bus services and is conveniently placed for access to Caterham mainline station with direct services to both London Victoria and London Bridge. Also being well placed for easy access to the M23 / M25 motorway.

- Modern Detached Family Home
- Four Bedrooms
- Two En-suites & Family Shower Room
- Downstairs Cloakroom
- Superb Fitted Kitchen / Breakfast Room
- Open Plan Conservatory
- Spacious Lounge
- Gas Central Heating with 'Megaflo' System
- Hard Landscaped Level Rear Garden
- Driveway & Double 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.





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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	69 C
39-54	E		
21-38	F		