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13 Avenue Road,
Caterham, CR3 5TR - Price £565,000

JOHN BROWN & MARK YOULL
SALES & LETTINGS

An opportunity to purchase this Semi-Detached Family Home offering well-proportioned accommodation comprising of Three Bedrooms and additional Loft Room with spiral staircase, Family Bathroom with Separate Shower Cubicle and Downstairs Cloakroom. The property enjoys a Separate Sitting Room to the front, a good sized through Living Room leading out into the bright and airy Conservatory wrapping round into the Kitchen. The mature Rear Garden is mainly laid to lawn and boasts a large decked area with pond, with the front of the property offering a single driveway providing off-street parking and side access through to the rear. Internal Viewing Highly Recommended.

The property is well located being conveniently placed close not only to buses, variety of schools, shops, cafes and restaurants of Caterham-on-the-Hill but also close-by is The Village Development with its excellent selection of amenities including the Tesco Superstore, the Village Health Club, The Arc; the local arts and recreational centre, the Village Animal Hospital and in addition a doctor's surgery and pharmacy. Caterham Valley is also nearby with further High Street shopping facilities and Caterham Railway Station. In addition, the location is ideally placed for easy access to the M23 / M25 interchange at Hooley or Godstone.

- Semi-Detached Family Home
- Four Bedrooms
- Family Bathroom & Downstairs Cloakroom
- Through Lounge / Family Room
- Kitchen
- Conservatory
- Study
- Rear
- Rear Garden
- Off-Street Parking



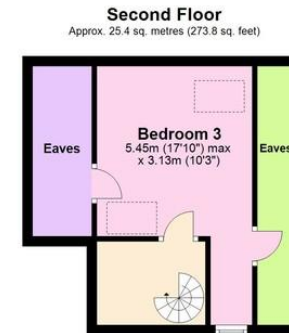
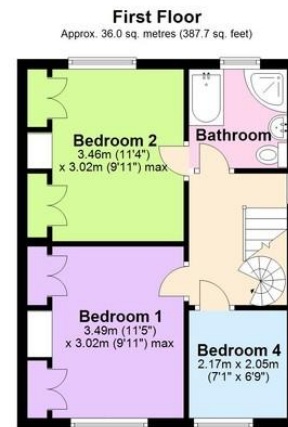


Property Particulars: The particulars are produced in good faith and prepared as a general guide and do not constitute any part of a contract.

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.





Total area: approx. 136.5 sq. metres (1469.7 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.



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