



## 14 Ryelands Close, Caterham

£400,000 Freehold

Overlooking a green • Superbly presented • Level rear garden • Cul-de-sac location



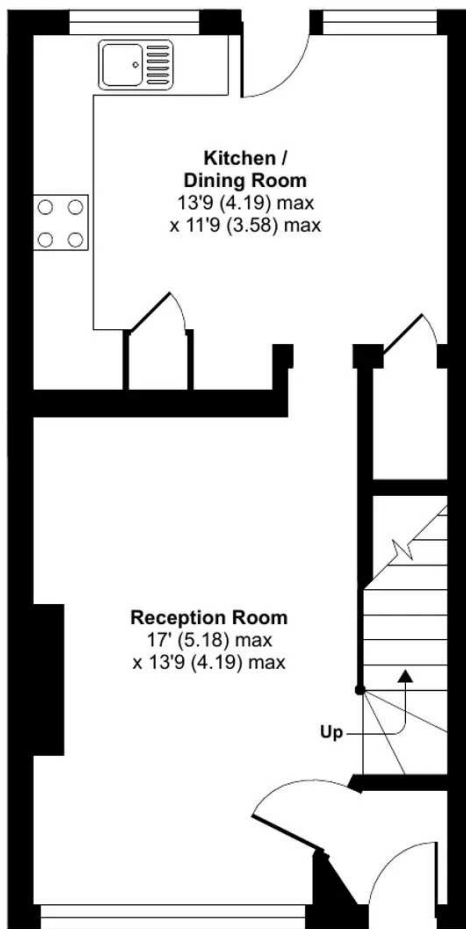
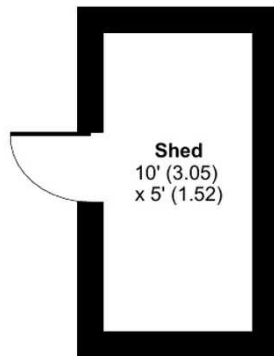
# Ryelands Close, CR3

Approximate Area = 802 sq ft / 74.5 sq m

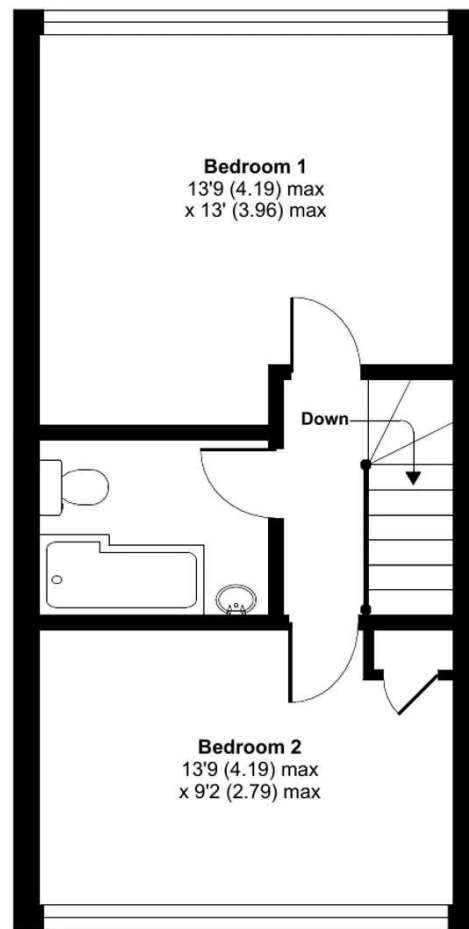
Outbuilding = 50 sq ft / 4.6 sq m

Total = 852 sq ft / 79.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2023. Produced for Park & Bailey. REF: 1046959

You can include any text here. The text can be modified upon generating your brochure.



This superbly presented, two-bedroom, terraced home is located on a peaceful crescent in Caterham on the Hill. Features include two double bedrooms, a front aspect lounge and kitchen/diner to the rear overlooking the level garden. Presented in beautiful order throughout is this two, double bedroom terraced home. Located on a quiet cul-de-sac and overlooking a communal green, this property simply must be seen.

The accommodation comprises a front aspect lounge, with media wall and feature fireplace, leading to a rear aspect kitchen/diner with access onto the rear garden. Stairs rise to the first floor where both double bedrooms are located. There is also a family bathroom.

#### Outside

The property enjoys an outlook over a communal green, with a small frontage landscaped with slate chip. To the rear is a beautiful, low-maintenance level garden, with patio ideal for entertaining and the remainder mainly laid to artificial lawn, with planted borders.

As part of the service we offer, we may recommend ancillary services to you which we believe will help your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services, but where you do, you should be aware of the following referral fee information. You are also free to choose an alternative provider. Cook Taylor Woodhouse Solicitors – £250

Taylor Rose Solicitors – £250

AV Rillo – £250

Hawke Financial Services – 30%

Arnold & Baldwin Surveyors – 10%

Alexander Lyons Surveyors – 10%

Atrium Surveyors – £25





The property is situated on a popular residential street. There are local shopping facilities in Caterham on the Hill including Tesco store at the Village, and amenities such as an health centre, library, restaurants and pubs. Caterham Valley offers a wider selection of shops including two supermarkets and mainline station. The area is close to open countryside whilst the motorway network can be accessed via junction 6 off the M25 at Godstone.



- Overlooking a green
- Superbly presented
- Level rear garden
- Cul-de-sac location

