



82a Campbell Road, Caterham

£390,000

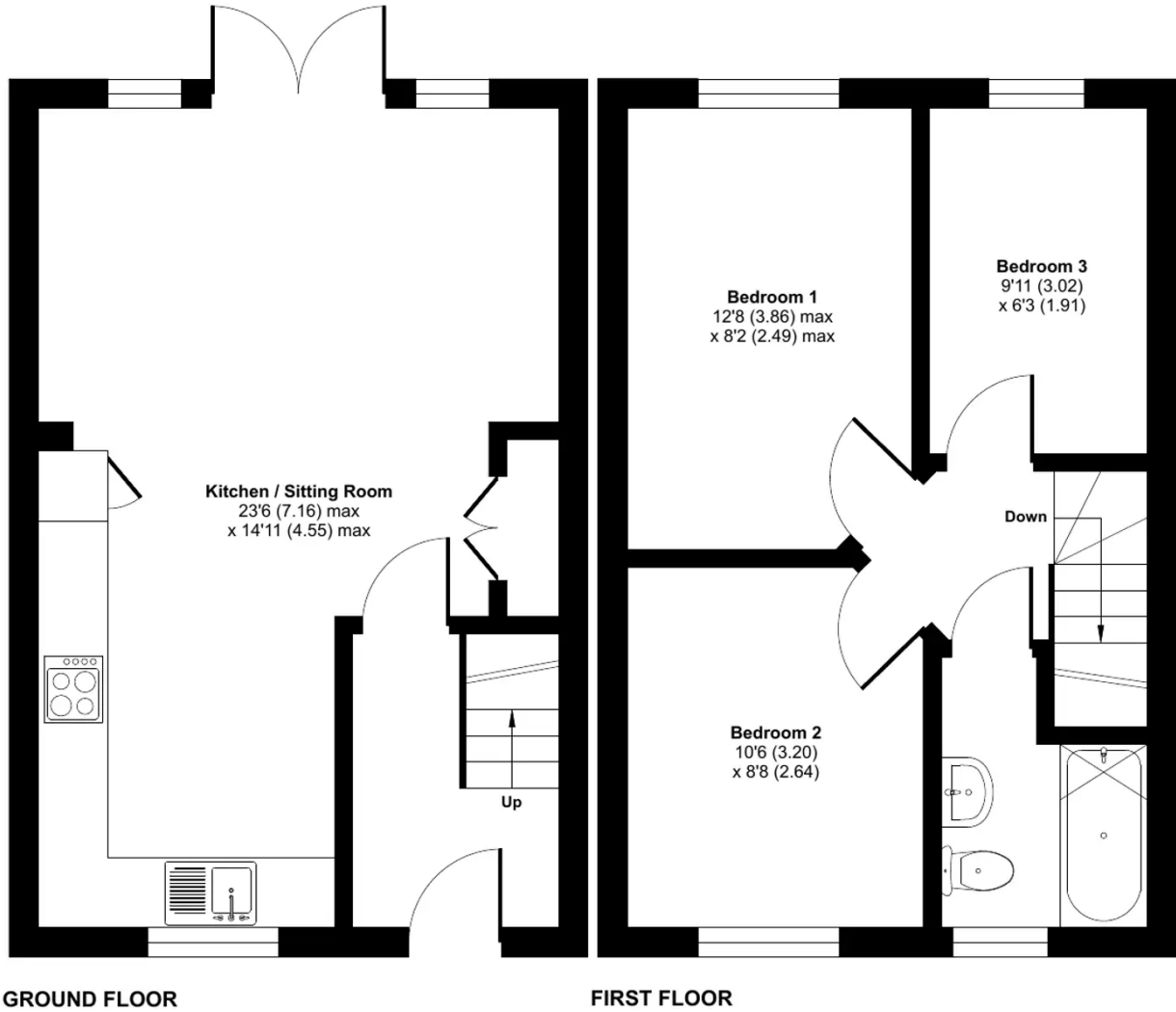
Popular residential street close to open countryside of Coulsdon Common • Three-bedroom terraced home • Rear garden with terraced patio • Stunning views to the rear • Open plan living space



Campbell Road, Caterham, CR3

Approximate Area = 702 sq ft / 65.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checon 2023. Produced for Park & Bailey. REF: 1046730

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

Located in a popular residential area of Caterham on the Hill, within close proximity to local amenities and transport links, as well as the beautiful open countryside of Coulsdon Common, is this well-presented, three-bedroom terraced home. Features include an open plan reception space, which flows out onto a terraced patio, enjoying a stunning outlook across the valley. This three-bedroom, terraced home is a superb opportunity for a first-time buyer, young family or even downsizer. Presented in good order throughout, with a modern-fitted kitchen and stylishly updated bathroom, it truly represents a home that a new owner can move into and start enjoying immediately.

The accommodation comprises an entrance hallway which flows through into the open plan reception area, incorporating kitchen, dining and a lounge space which overlooks the rear garden and offers fantastic views. Large patio doors lead out onto the rear patio terrace, providing a superb space to entertain in summer months.

Stairs rise to the first floor where all three bedrooms are located. Two double bedrooms are complemented by a substantial single bedroom and the family bathroom.

Outside

A secluded frontage has the potential to create off-street parking, subject to the usual consents. To the rear is a generous, tiered garden, with a patio perfect for entertaining, and a level lawned area below. 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 in Caterham on the Hill. There are local shopping facilities in Caterham on the Hill including Tesco store at the Village, and amenities such as a 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, with Surrey National Golf Course in close proximity, whilst the motorway network can be accessed via junction 6 off the M25 at Godstone



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