



53 Foxon Lane, Caterham

£525,000 Freehold

No onward chain • Three-double bedroom, semi-detached home • Potential to extend (STPP) • Plentiful off-street parking • Level garden with garden cabin and hottub • Recently decorated throughout



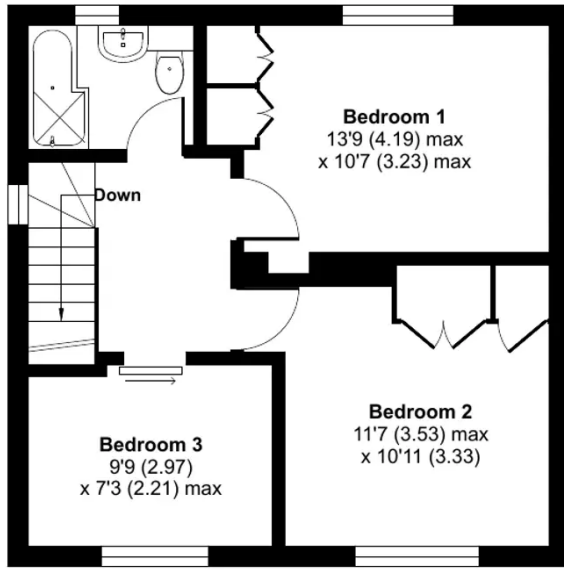
Foxon Lane, Caterham, CR3

Approximate Area = 1000 sq ft / 93 sq m

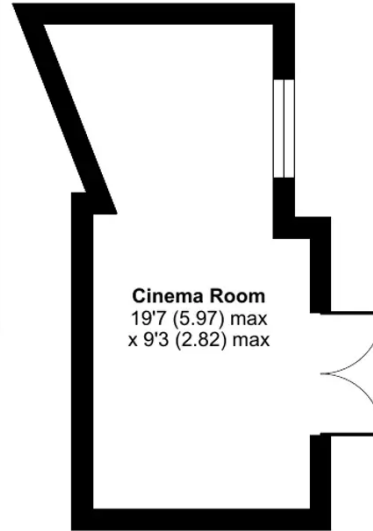
Outbuilding = 165 sq ft / 15.3 sq m

Total = 1165 sq ft / 108.2 sq m

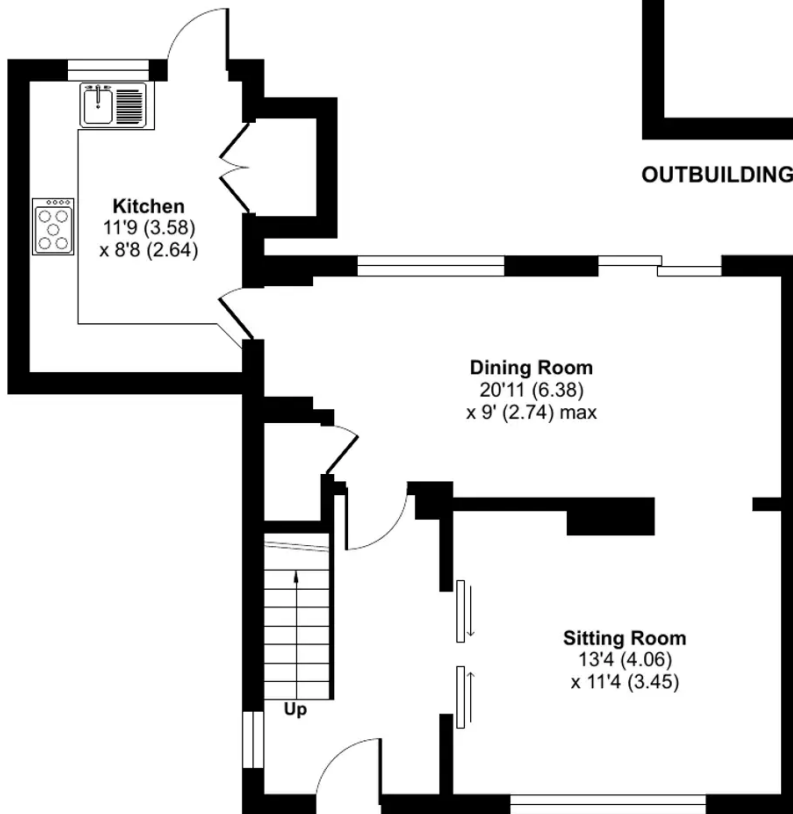
For identification only - Not to scale



FIRST FLOOR



OUTBUILDING



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checon 2024. Produced for Park & Bailey. REF: 1080699

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

Situated within a sought-after location, this impressive 3-bedroom semi-detached house offers abundant living space and excellent potential for those looking to create their dream home. With the advantage of no onward chain, this property presents a rare opportunity for buyers to secure a conveniently located residence.

Internally, the property boasts three generously sized double bedrooms, providing ample space for families or those seeking additional storage. The potential for extension, subject to the necessary planning permissions, further enhances the appeal and versatility of this already spacious home. The property has been recently decorated throughout, ensuring a fresh and inviting atmosphere for any potential buyer.

Beyond the interior, the outside space truly elevates this property's desirability. A level garden, neatly landscaped and well-maintained, offers an ideal area for relaxation or outdoor activities. The garden features a tastefully designed garden cabin, providing an additional space for entertaining or a home office. For those seeking a touch of luxury, a hot tub is also included, ensuring the epitome of relaxation is just steps away.

Additionally, the property benefits from plentiful off-street parking, allowing for ease and convenience in daily life. The quiet neighbourhood and proximity to local amenities further enhance the appeal of this fantastic home.

In summary, this 3-bedroom semi-detached house boasts an abundance of space and potential, combined with a tranquil outdoor area. With excellent transport links and amenities nearby, this property is sure to impress and provide a comfortable and stylish home for its new owners. Don't miss this exceptional opportunity to make this house your dream home.

As part of our provision, we may offer ancillary services to assist with your transaction. With your consent we will refer your details to a select group of providers. There is no obligation to provide your consent, or to uptake any of these services, but where you do, you should be aware of the following referral fee information:

Cook Taylor Woodhouse Solicitors – £250

Taylor Rose Solicitors – £250

AV Rillo – £300

Hawke Financial Services – 30%

Arnold & Baldwin Surveyors – 10%

Huxley – 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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