



£525,000
FREEHOLD

11 Old Fox Close
Caterham, Surrey, CR3 5QU

A three-bedroom semi-detached house on a quiet cul-de-sac, on the fringes of Farthing Downs with the benefit of no onward chain

Specialist advice on all property matters



Description

Set on the idyllic periphery of Farthing Downs and offered to the market for the first time in 60 years with no onward chain, this bay fronted three-bedroom semi-detached house offers a rare opportunity for buyers to modernise and personalise a home in a sought after location.

The house is well positioned on a tree lined and quiet cul-de-sac on the fringe of Happy Valley, part of the wider Farthing Downs which is a sizeable open green space making this the perfect home for those that enjoy outdoor recreational activities. The Fox Public House is a short walk from the property.



X 3



X 1



X 1



Internal accommodation briefly comprises a storm porch leading into a spacious entrance hall. There is a bright and airy through lounge and, at the rear of the ground floor you will find a well-proportioned kitchen overlooking the rear garden.

On the first floor there is a bay fronted master bedroom along with a further two bedrooms and a bathroom with a separate WC.

The property further benefits gas central heating via a modern Worcester Bosch combi boiler and double glazing.

Description

The property enjoys a sizeable front garden as well as a 60ft rear garden, which is mainly laid to lawn but features decked areas at the front and rear.

Transport links are provided via the bus links on Coulsdon Road which is a short walk away.

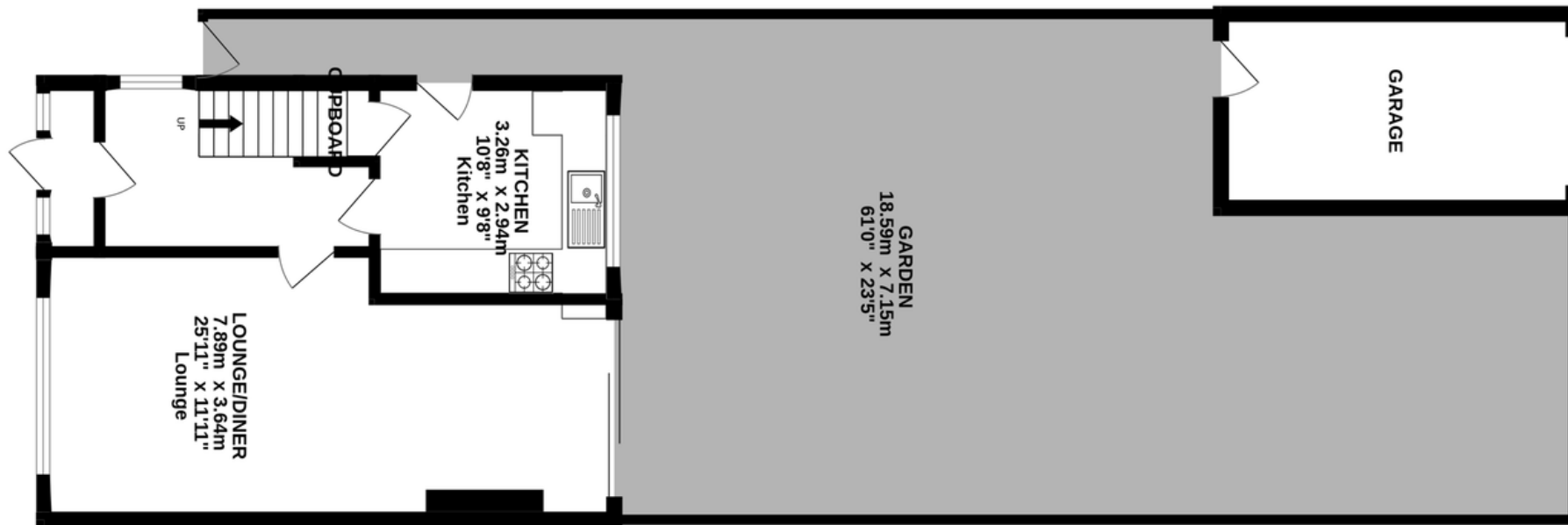


Local amenities include the various shops in Caterham on the Hill and Old Coulsdon.

Locally, there is a range of schooling options with Keston Primary school situated just under a mile away. De Stafford Secondary School, Warlingham School & Caterham High School provide local secondary options all benefitting from 'Good' Ofsted ratings.

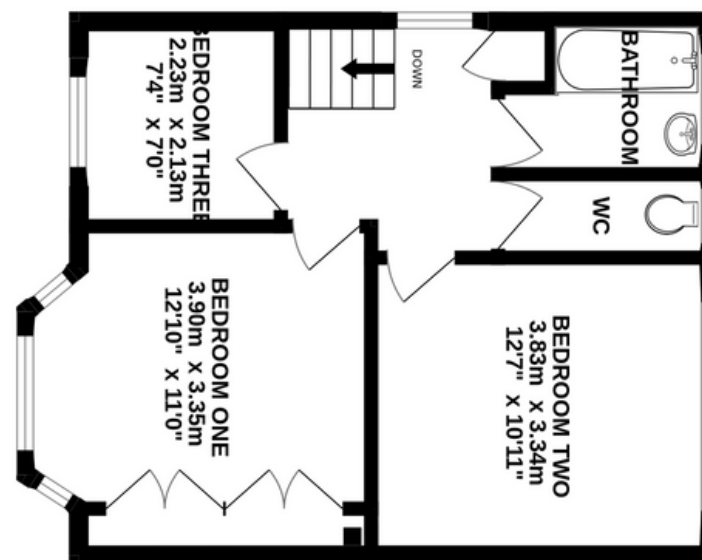


Total Floor Area:
91.0 sq.m (980 sq.ft.) approx.
Made with Metropix @2024



GROUND Floor
52.2 sq.m (487 sq.ft.) approx.

1ST Floor
44.6 sq.m (480 sq.ft.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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