



## 23a Buxton Lane, Caterham

£900,000 Freehold

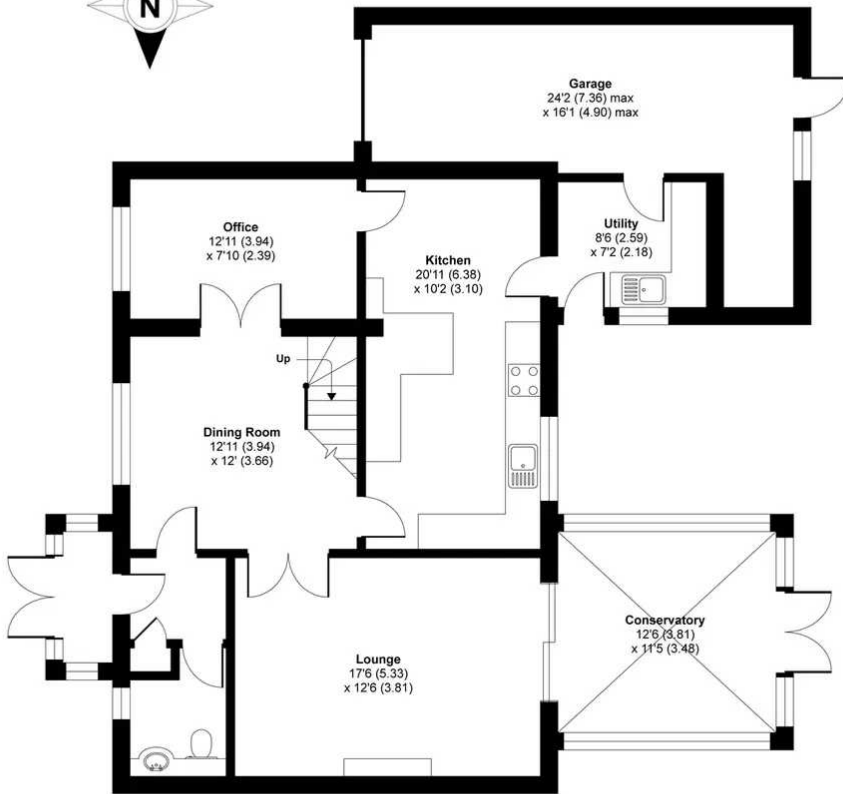
Substantial four bedroom detached family residence • Immaculate order throughout • Stunning level rear garden in excess of 100 ft. • Master Suite with dressing area and en-suite • Garage and off-street parking • Potential to extend (STPP)



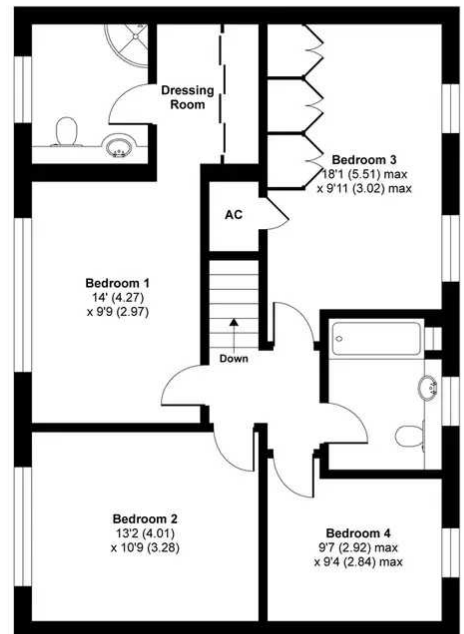
# Buxton Lane, Caterham, CR3

Approximate Area = 2085 sq ft / 193.6 sq m (includes garage)

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). © nitchcom 2021. Produced for Park & Bailey. REF: 736367

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



Truly representing a home that a new buyer can move into and start enjoying immediately, is this beautifully presented, four-bedroom, detached residence. Located on a sought-after residential street, and offering everything that most modern families require, it also provides superb potential to extend further if required.

The accommodation in full comprises a storm porch leading into a small hallway area, with downstairs WC and cloak cupboard, which flows further into a substantial reception hallway, which currently serves as a dining room. The standalone lounge, which is bright and airy, leads into the rear aspect conservatory. The ground floor is versatile in nature, with the reception/dining room providing access to both the kitchen and a further reception room currently utilised as a study. The modern, fitted kitchen/breakfast room has an adjacent utility room, with access to the integral garage.

Stairs rise from the reception hallway, to the first floor where all four bedrooms are located. Three sizeable double bedrooms are complemented by a generous single bedroom/small double, and a family bathroom. A rear aspect double, comes complete with a range of fitted wardrobes, whilst the lavish master suite offers a dressing area as well as en-suite bathroom.

#### Outside

The frontage is bordered by a dwarf-wall, with colourful planted beds framing a block-paved driveway which can comfortably accommodate in excess of six vehicles, and with access to the integral garage. The south westerly aspect garden is level in its entirety, and is a stunning space. Mainly laid to lawn, with shrub borders and planted beds, a patio adjacent to the rear of the property offers the ideal space to entertain, whilst there is also a further seating area, a summerhouse, and plentiful room to grow vegetables.

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





Situated in a popular residential location in Caterham on the Hill which offers local shopping facilities, including Tesco store at the Village, together with bus routes, health centre, library, restaurants and pubs, whilst Caterham Valley has a wider range of shops, including Waitrose and Morrisons supermarkets and mainline station. The area is in close proximity to open countryside whilst the motorway network can be accessed via junction 6 off the M25 at Godstone.



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- Master Suite with dressing area and en-suite
- Garage and off-street parking
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