



## 1 Taunton Avenue, Caterham

£650,000 Freehold

No onward chain • Four-bedroom detached home • Located on a popular cul-de-sac in Caterham on the Hill • Two reception rooms • Extended to rear to allow for a stunning open plan kitchen and hub of the home • Utility room, garage and off-street parking • Substantial and level rear garden



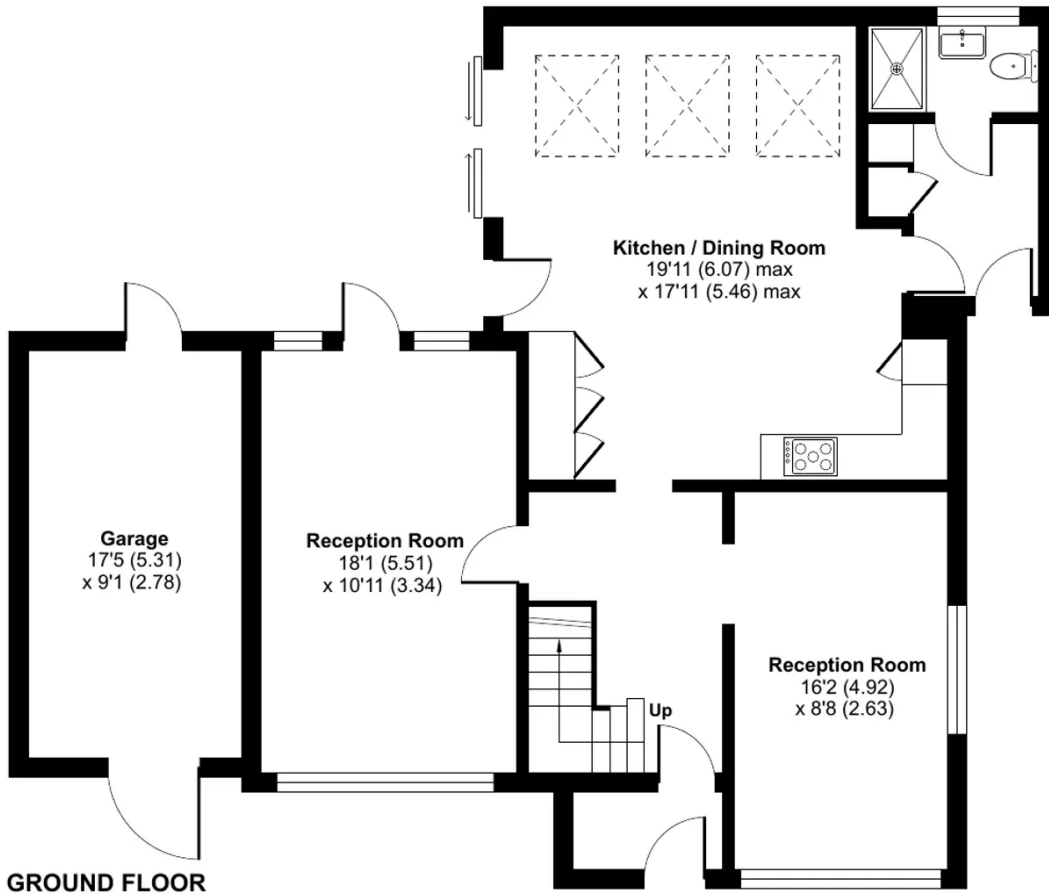
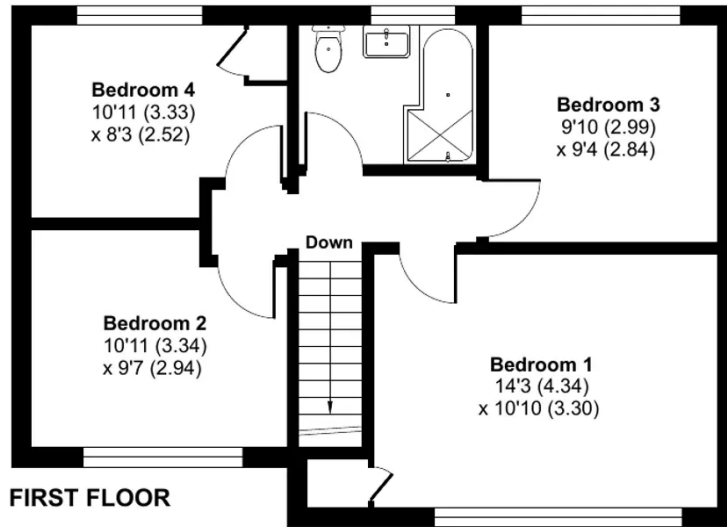
# Taunton Avenue, Caterham, CR3

Approximate Area = 1481 sq ft / 137.5 sq m

Garage = 159 sq ft / 14.7 sq m

Total = 1640 sq ft / 152.2 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). © n̄cheom 2024. Produced for Park & Bailey. REF: 1135750

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Nestled on a sought-after cul-de-sac in Caterham on the Hill, this impeccably presented 4-bedroom detached house offers a haven of modern family living. Boasting a prime location and being offered with no onward chain, this charming residence exudes warmth and comfort.

The property features two inviting reception rooms, perfect for entertaining guests or unwinding after a long day. The rear extension has transformed this home, creating a breath-taking open-plan kitchen, the heart of the house where memories are made. A utility room, garage, and off-street parking ensure convenience is key, catering to the practical needs of modern living. There is also a downstairs shower room.

Stepping outside, the property offers a generous and level rear garden, providing an idyllic space for outdoor relaxation and recreation. This expansive outdoor area presents endless opportunities for alfresco dining, children's play, or simply soaking up the sunshine on lazy afternoons. The garden offers a peaceful retreat from the hustle and bustle of daily life, making it the perfect spot for unwinding and enjoying the simple pleasures of outdoor living.

With such a spacious and well-maintained outdoor space, this property truly offers a harmonious blend of indoor comfort and outdoor serenity, making it a rare find in today's property market.

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, within catchment of a wide array of superb schooling, including both state and private. 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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