



## 8 Grenadier Place, Caterham

£425,000 Freehold

Situated on a tranquil and charming square on the ever popular Village development • Open plan kitchen and dining overlooking garden • Garage and allocated parking • Two double bedrooms both with en-suite facilities



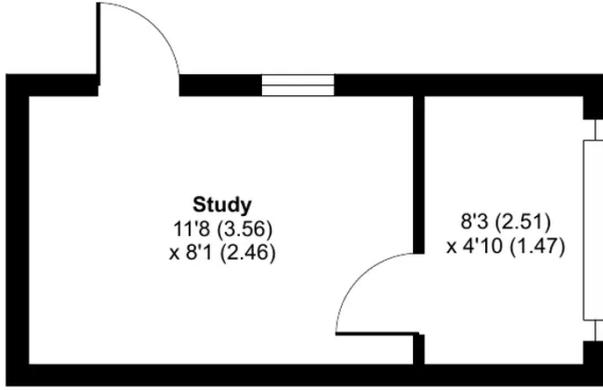
# Grenadier Place, Caterham, CR3

Approximate Area = 824 sq ft / 76.5 sq m

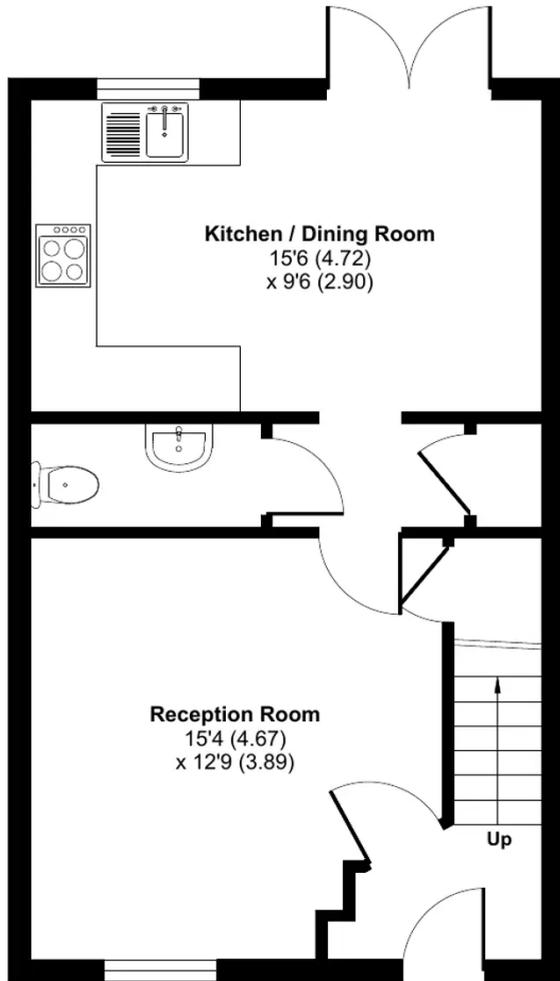
Outbuilding = 139 sq ft / 12.9 sq m

Total = 963 sq ft / 89.4 sq m

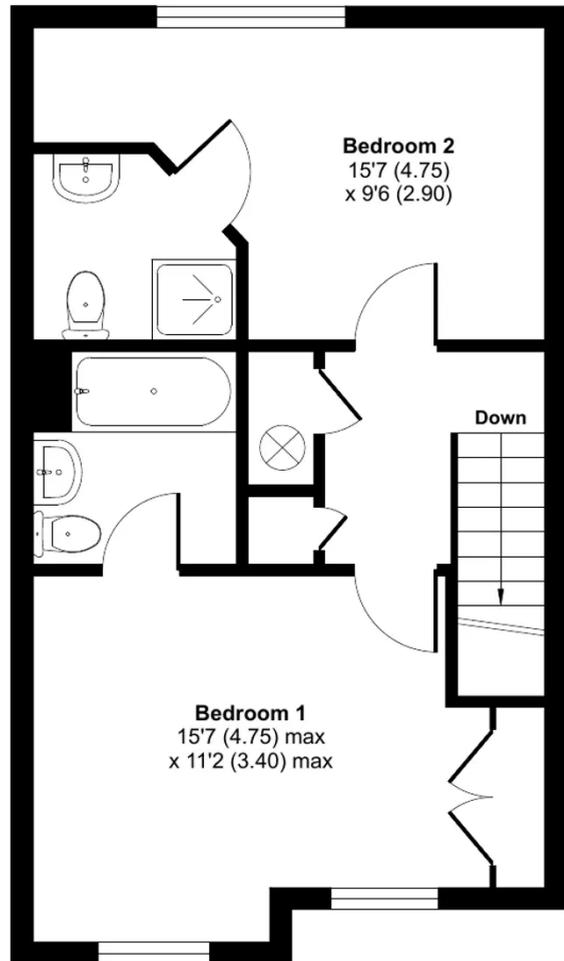
For identification only - Not to scale



**OUTBUILDING**



**GROUND FLOOR**



**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2024. Produced for Park & Bailey. REF: 1154899

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

Located in the heart of the highly sought-after Village development, this charming 2-bedroom mid-terraced property presents an excellent opportunity for those seeking a peaceful and convenient lifestyle.

Situated on a charming square, the home enjoys a sense of community and neighbourhood feel that is rare in modern developments. The square offers a peaceful retreat from the hustle and bustle of every-day life, providing a serene backdrop for residents to enjoy.

Upon entering the home, you are greeted by a tranquil ambience that sets the tone for the rest of the property. The lack of onward chain provides a seamless purchasing process, making it an attractive option for those looking to move in swiftly.

The property boasts two generously sized double bedrooms, both complete with en-suite facilities, ensuring ample space and comfort for its residents. This feature is a rare find in similar properties in the area, adding substantial value to the home.

The open plan kitchen and dining area overlook the garden, makes it a versatile space for both relaxed meals and entertaining guests. The seamless flow between the indoors and outdoors creates a sense of expansiveness and invites natural light to flood the living areas, enhancing the overall ambience of the home. It also comes complete with a front aspect lounge and downstairs WC.

In addition to its interior features, the property includes a garage and allocated parking, providing convenience and security for those with vehicles or storage needs. This practical addition is a valuable asset in a development where parking can often be a challenge.

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 development 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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