

32 Maurice Avenue, Caterham

£450,000 Freehold

Two-double bedroom, semi-detached bungalow • Located on a quiet and tranquil cul-de-sac within close proximity to Caterham on the Hill's amenities and transport links • Charming, level and well-established rear garden • Off-street parking and detached garage • Potential to extend with precedent set by neighbouring homes to add another floor



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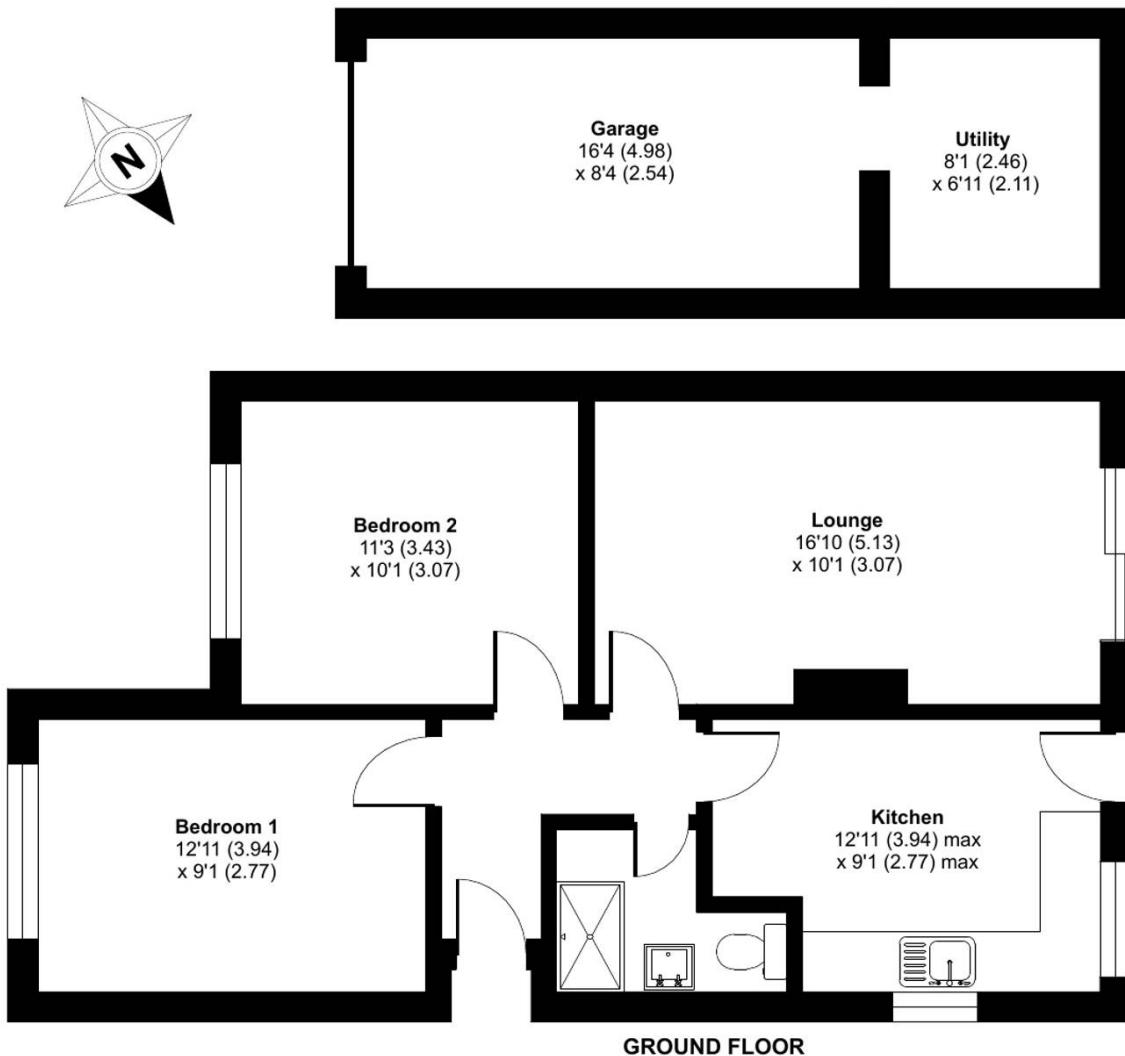
Maurice Avenue, Caterham, CR3

Approximate Area = 613 sq ft / 56.9 sq m

Garage = 193 sq ft / 18 sq m

Total = 806 sq ft / 74.9 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). © nichecom 2023.
Produced for Park & Bailey. REF: 1160727

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Nestled within the serene confines of a quiet cul-de-sac, lies this exquisite two-bedroom semi-detached bungalow. Boasting a harmonious blend of comfort and convenience, this property is a haven awaiting its new owners.

Upon entering, you are greeted with a sense of warmth and space, with the well-designed layout leading you through to the heart of the home. The main reception room offers space for lounge and dining, with a separate kitchen overlooking the rear garden. The property features two generously proportioned double bedrooms, providing sanctuary for relaxation and rest.

The charming rear garden offers a peaceful retreat from the hustle and bustle of daily life. Well-established and level, it provides the perfect setting for al fresco dining, garden parties, or simply unwinding amidst the beauty of nature.

Convenience is key, and this property ticks all the boxes. Situated in close proximity to Caterham on the Hill's amenities and transport links, you will find yourself within easy reach of shops, schools, and transport connections, ensuring that your daily needs are well catered for.

The property comes complete with off-street parking and a detached garage, offering both convenience and security for your vehicles. Additionally, the potential to extend presents itself, with neighbouring homes having set a precedent by adding further bedrooms in the loft space. This presents an exciting opportunity for those looking to further enhance the living space and value of this already desirable property.

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%

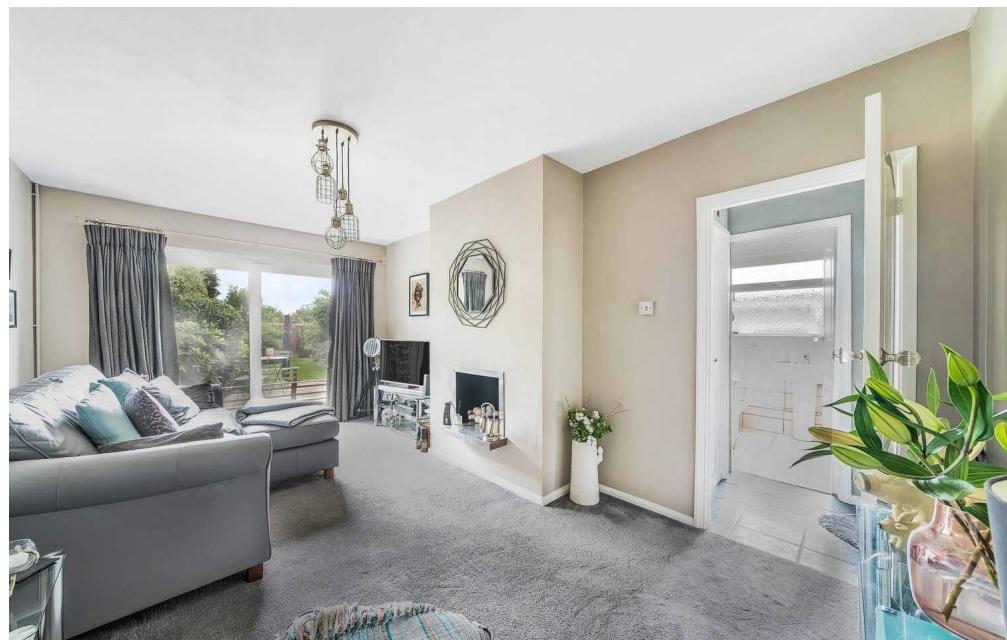
Arnold & Baldwin Surveyors – 10%

Huxley – 10%

Atrium Surveyors – £25



The property is situated on a popular, no-through road 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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