

76 Addison Road, Caterham, Surrey, CR3 5LR

Asking Price: £310,000

Bairstow eves










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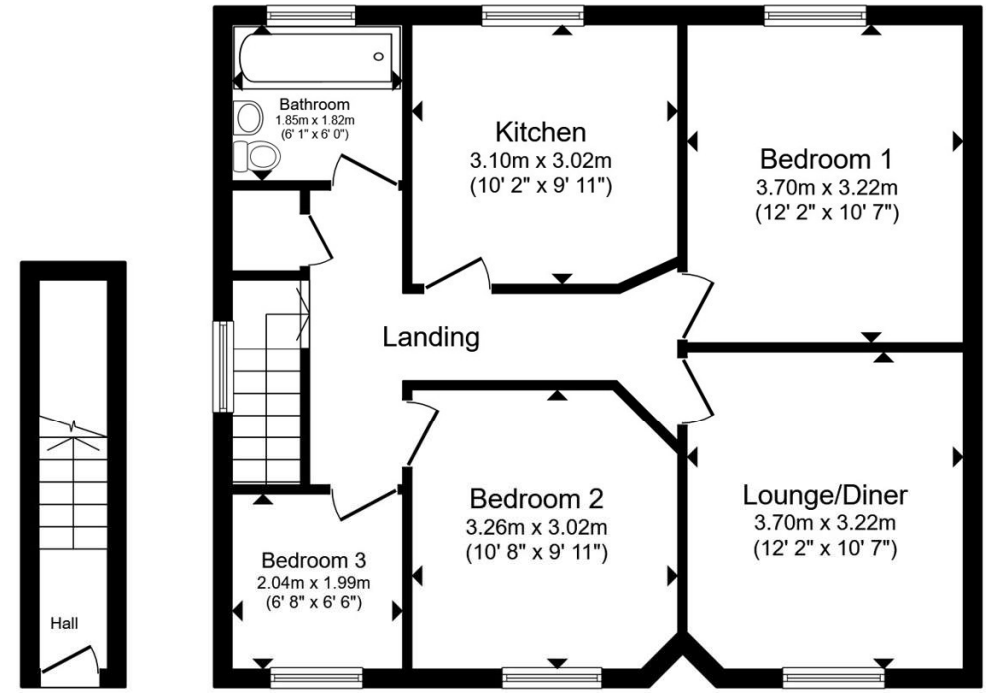


This spacious, first floor maisonette benefits from two double bedrooms and useful single bedroom/study as well as a fitted kitchen and bathroom. The accommodation briefly comprises a small entrance lobby with stairs to the first floor landing with a window to the side and access to the loft. From the landing doors lead to all rooms. There are two rooms of similar size, one is currently used as the lounge at the front and the second is used as the master bedroom. To the rear is a fitted kitchen with a range of base and wall units with space for appliances including a range cooker. From the landing doors also lead to the second double bedroom and a small single room which is currently used for storage. There is a modern fitted bathroom with a white suite and tiled walls.

The property also benefits from off road parking to the front as well as a private garden with a timber workshop. There is a useful loft space and the property is a 150+ years lease.

Caterham on the Hill has a bustling high street with its coffee shops, cafes, and pubs. There is a good selection of local shops including a supermarket as well a traditional butchers, bakers and post office. Leisure and fitness facilities can be found on the village and at the De Stafford sports centre whilst the area is surrounded by miles of open countryside including Coulsdon Common and the nearby Kenley Aerodrome, a short walk away. There is a selection of schools for children of all ages locally in the area. More comprehensive facilities can be found in Caterham Valley, approximately a mile away and there are regular buses nearby to Caterham, Purley and beyond. Trains to London are available from Coulsdon South, Upper Warlingham and Caterham. The M25 is approx. 3 miles to the south.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total floor area 67.2 m² (724 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Council Tax Band: **C**

Tenure: **Leasehold**

Service Charge: **£0**

Years Left on Lease: **154**

Ground Rent: **£0**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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