

119 Farningham Road, Caterham, CR3 6LN

Asking Price: £500,000

Bairstow eves















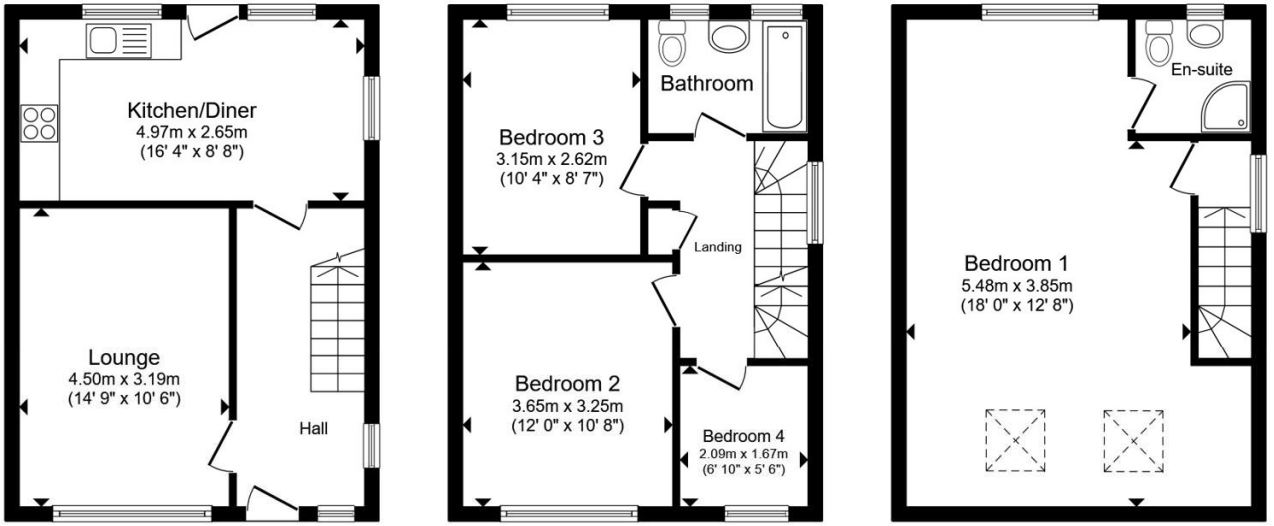
This very well presented, semi detached, family home is located in a central location with a garage and easily managed gardens. The property is arranged over three floors with three double bedrooms and a single room as well as two bathrooms. The accommodation is currently arranged with a spacious entrance hall with a door to the lounge and kitchen/diner as well as stairs to the first floor. The cosy front aspect lounge overlooks the front garden and benefits from attractive, solid wood floor that runs through the ground floor. To the rear there is a double aspect kitchen diner. The kitchen area is fitted with a comprehensive range of units comprising cupboards and drawers as well as integrated appliances including and oven and hob with hood over and a dishwasher. The dining area has space for a six seater table and chairs. There are windows to the side and rear as well as a door to the rear garden.

On the first floor the land leads to two double bedrooms and the singe room One bedroom is currently used as an office and the rear bedroom enjoys an open outlook to the rear over the valley. The family bathroom has been refitted by the current owners with a crisp and modern white suite with grey tiled walls, a bath with shower over and a wash basin set in a vanity unit. From the landing, stairs lead to the second floor. The master bedroom is a double aspect room with an open outlook over Caterham valley to the rear, there is a door to an en-suite shower room and there is useful eaves storage space.

Outside, there is a good sized front garden which could be used as additional driveway subject to usual consents. To the side there is a shared driveway that leads to a garage. The rear gardens are hard landscaped with decking for ease of maintenance.

The property is situated a short walk away from the bustling town centre and comprehensive facilities of Caterham Valley. Caterham offers a range of shops and supermarkets including a Waitrose, Lidl and Morrisons as well as public houses, restaurants and coffee shops. There is an excellent selection of both state and private schools in the local area for children of all ages including the nearby, popular St. Johns School. Caterham station provides direct trains to both London Victoria and London Bridge via East Croydon and there are bus services to other local towns nearby. There are a number of golf clubs, Caterham Rugby Club, bowls and cricket clubs locally and the De Stafford Sports and Leisure centre offers a further range of facilities. The local area is surrounded by miles of open countryside including the Surrey Hills, an Area of Outstanding Natural Beauty and the North Downs Way.

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.



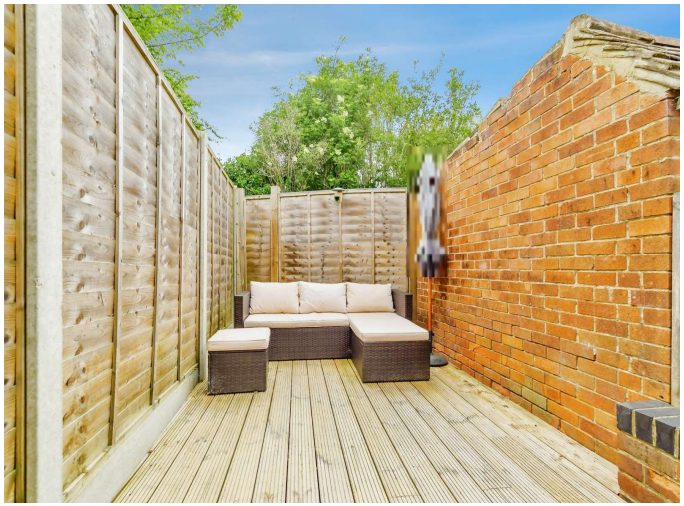
Ground Floor **First Floor** **Second Floor**

Total floor area 111.7 m² (1,202 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

Bairstow eves







Council Tax Band: **D**

Tenure: **Freehold**

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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