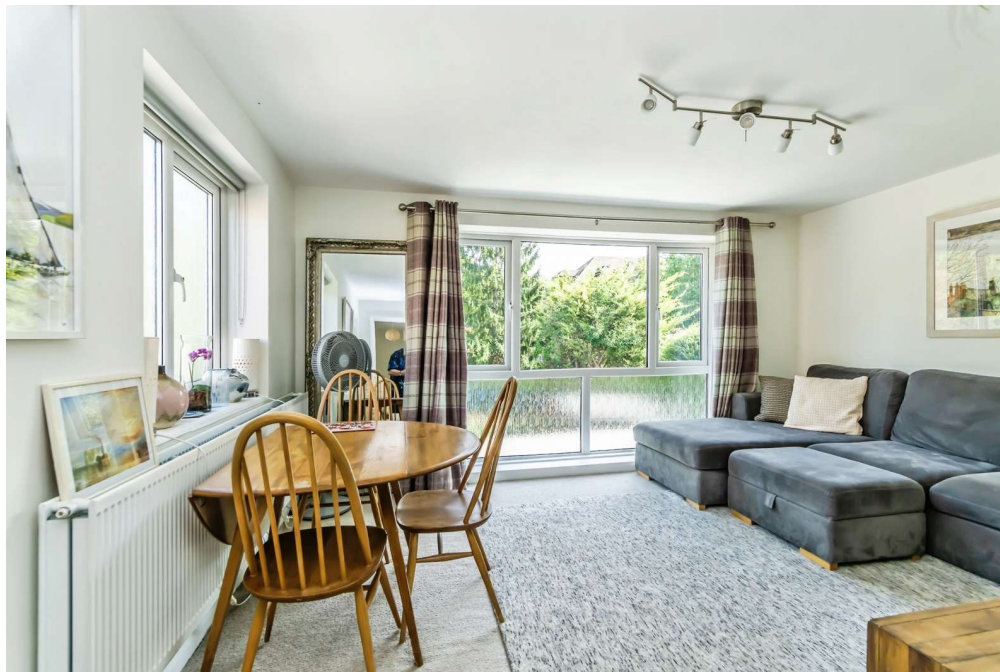




73 Crescent Road, Caterham, Surrey, CR3 6LH

Asking Price: £310,000

Bairstoweves





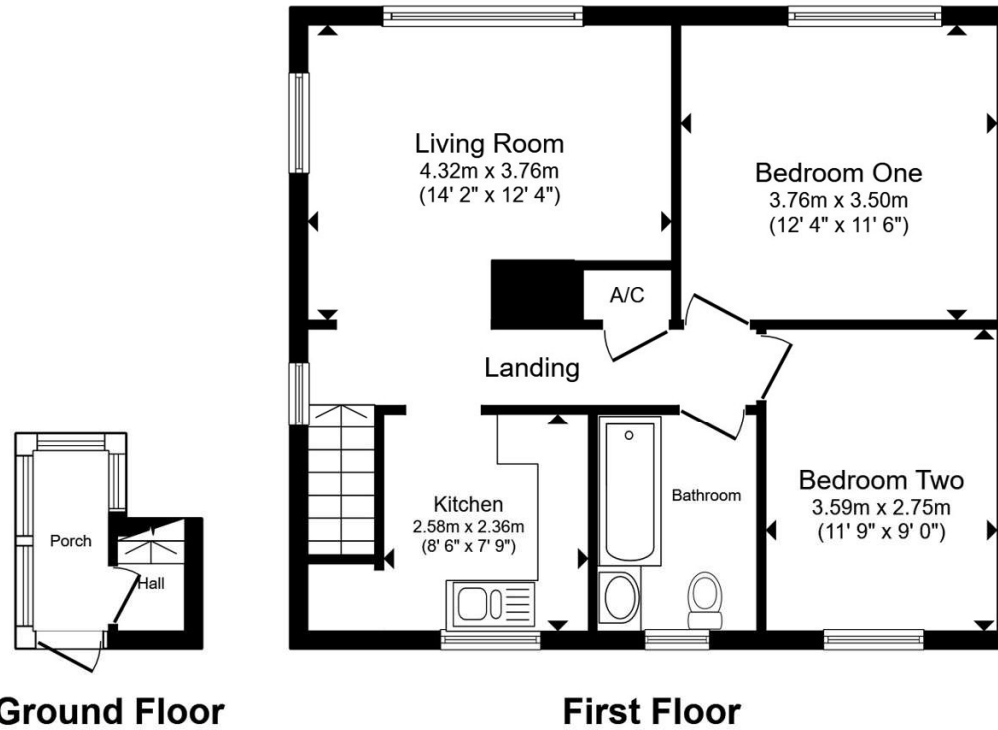


This well presented first floor maisonette is located a short walk from the town and station and is offered with a lease in excess of 100 years. The property is approached by step down from the road and a front door opens to an entrance lobby with stairs to the landing with access to the loft and with a useful airing cupboard. The lounge/dining room is at the rear and enjoys an open outlook over the gardens. This double aspect room has light and airy feel with space for a lounge area and dining table and chairs. The kitchen is at the front and fitted with a range of base and wall units with worksurface over and plenty of space for appliances. There are two double bedrooms, the largest overlooks the rear garden and the second faces the front. There is a modern family bathroom fitted with a white suite, comprising panel bath with shower over, WC and wash basin.

The outside space is a particular feature with a large, level gardens to the rear. There is a good sized lawn area as well as a Summer House with a patio area, a number of flower borders with established shrubs and trees. The current owner has an arrangement with the adjoining property to park at the front but buyers would need to make their own enquiries.

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 is a short walk away and 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 White Knobs Park, 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.



Total floor area 61.7 m² (665 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





Council Tax Band: **C**

Tenure: **Leasehold**

Service Charge: **£0**

Years Left on Lease: **103**

Ground Rent: **£150**

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.

Bairstow Eves is a trading name of Countrywide Estate Agents, Registered in England Number 00789476. Registered Office Greenwood House, 1st Floor, 91-99 New London Road, Chelmsford, Essex, CM2 0PP. VAT number 500 2481 05

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