



**113 Stafford Road, Caterham, Surrey, CR3 6JH**

Asking Price: £425,000

**Bairstow**eves





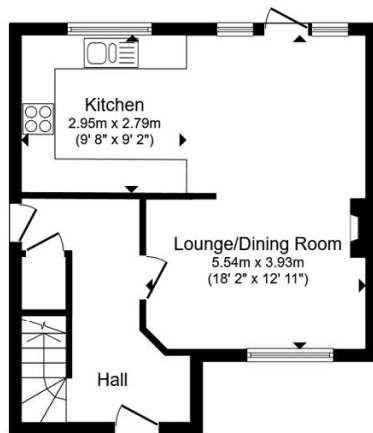


This three-bedroom semi-detached house is situated in a tucked away, elevated position, back from the road. The property has been significantly improved by the current owners including the creation of an open plan ground floor. The property is approached from the road by steps that lead to the front door and entrance hall. Attractive, engineered Oak floor runs through the ground and first floor. Stairs lead to the first floor, there is a door to the garden as well as a useful understairs cupboard and a door though to the open plan kitchen/lounge/dining room which is divided into three separate areas. The lounge area faces the front with an open outlook and a fitted log burner. The dining area overlooks the rear garden and a door leads out to the patio. The kitchen area has been refitted with a comprehensive range of units with work-surfaces over including a butler style sink and tiled splash backs. There is plenty of space for appliances including a range style oven and hob as well as fridge freezer. On the first floor, the landing leads to the bedrooms and bathroom as well as loft access. The front aspect double bedroom enjoys an open outlook over the Valley. The larger double bedroom features built in cupboards and is located at the rear and overlooks the gardens and woodland beyond. There is a single bedroom at the front with a built-in over stairs cupboard. The bathroom is fitted with a modern white suite. Outside, there is a lawned garden with fruit trees to the front. Gated access leads to the side where there is an entertaining area with "Garden Bar" as well as a useful storage and utility shed. There is a patio and decked area adjoining the rear of the house with steps and lawn leading up to a good sized, level garden area with vegetable borders. A particular feature is the spacious studio at the rear which is currently used as a gym but would make a great home office. The studio has power and Bi-fold doors to a deck at the front that overlooks the garden, house and valley beyond. There is a useful garden shed with water and a further wooded area to the rear with views. The property is offered with no onward chain.

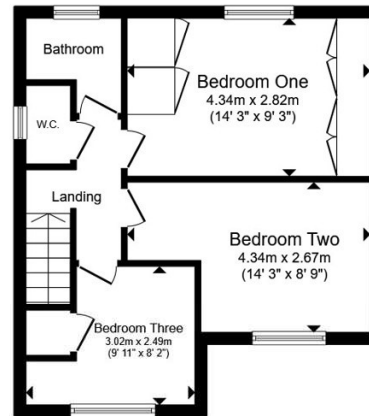


The property is ideally located in Caterham Valley, close to the comprehensive facilities, including three supermarkets, mainline railway station (Zone 6) and M25 (Junction 6). Caterham offers a range of shops and supermarkets, as well as public houses, restaurants and takeaways. There is an excellent selection of both state and private schools in the local area for children of all ages. Caterham station provides direct trains to London via East Croydon. There is also a comprehensive bus service to other local towns and destinations. The local area is surrounded by miles of open countryside including the North Downs. There is a footpath close by that leads to Burntwood Lane and de Stafford school and another nearby that leads to local shops and buses.

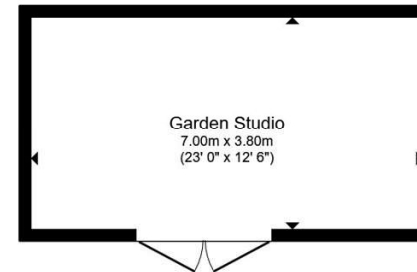
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



**Ground Floor**



**First Floor**

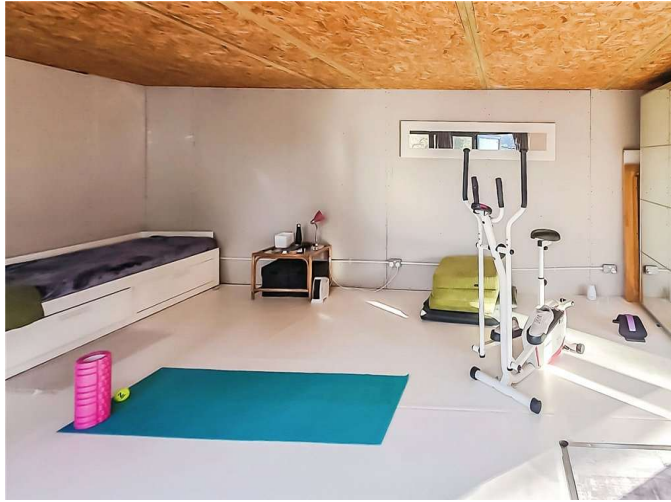


**Outbuilding**

Total floor area 103.5 m<sup>2</sup> (1,114 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](http://www.propertybox.io)





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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