



EPC:
Waiting

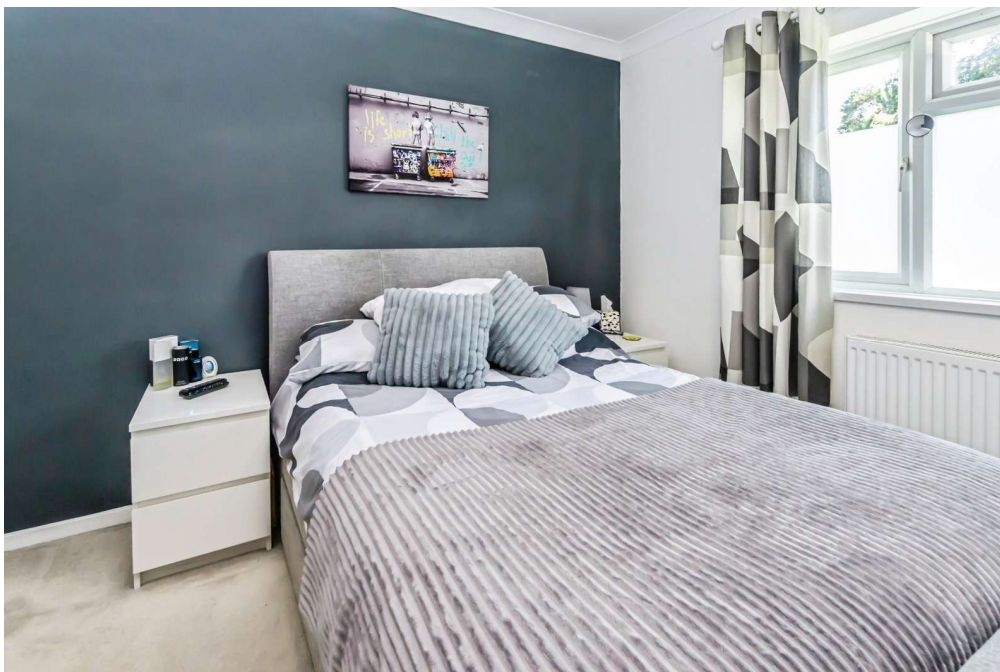
11 Huntsmans Court Coulsdon Road, Caterham, CR3 5NQ

Offers in excess of: £325,000

Bairstoweves







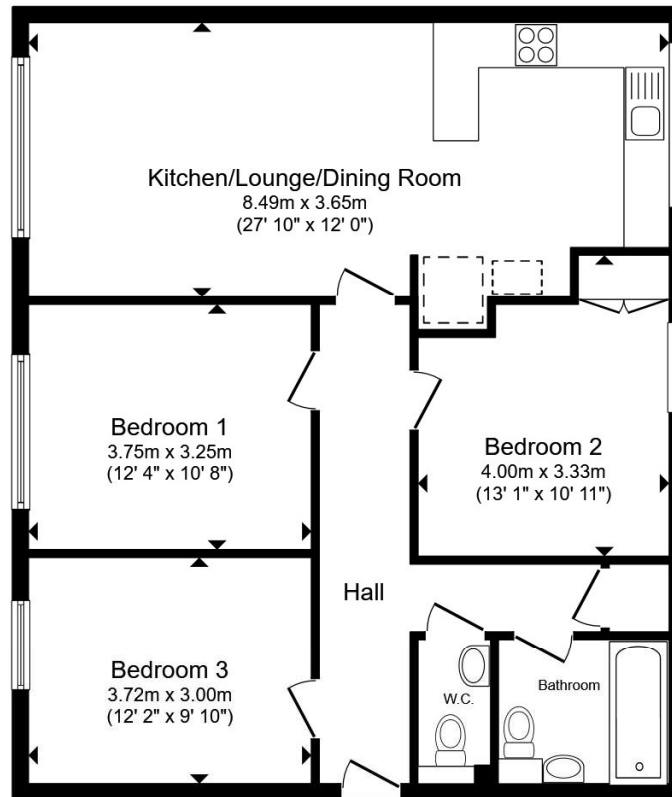
Guide Price £325,000 to £350,000 This exceptionally spacious ground floor property features light and airy accommodation of over 900sq' and needs to be viewed to appreciate the space and presentation. From the communal hallway, the front door leads to the entrance hall with doors to all rooms as well as a large storage cupboard. At the heart of the property is the 27', double aspect living/kitchen/dining room with attractive wood flooring running through. The kitchen area is fitted with a comprehensive range of units with complementary work surfaces over and an integrated oven and hob as well as space for further appliances. There is a useful built in larder cupboard and space for an upright fridge freezer. The kitchen overlooks the rear whilst the lounge overlooks the gardens to the front. From the hallway there are three good sized double bedrooms, two rooms face the gardens at the front and the third room overlooks the rear and benefits from a useful storage cupboard. The bathroom has been completely refurbished with a modern white suite bath with shower over, WC and wash hand basin in vanity unit with storage under. With tiled floor and wall. There is also a separate WC with hand basin.

Outside, there is residents parking to the rear as well as a drying area and lawns to the front. The property benefits from a recently extended lease of over 170 years, and service charge of £563 PA.



Situated close to Coulsdon Common on the outskirts of Caterham. Caterham on the Hill benefits from a doctors, vets and hospital as well as number of restaurants, takeaways and pubs within the local area. There is a selection of local shops including a Tesco supermarket nearby whilst the bustling High Street offers a mix of smaller, independent shops including a butchers and bakers. There are leisure and fitness facilities on the village and at the De Stafford sports centre and the Surrey National golf course is also within a mile. Caterham on the Hill is surrounded by miles of open countryside including nearby Coulsdon Common with direct access along the road leading on to Happy Valley and beyond. There is a selection of schools for children of all ages locally in the area. More comprehensive facilities can be found in Caterham Valley and there are regular buses nearby to Caterham, Purley and beyond. Trains to London are available from Coulsdon South, Upper Warlingham and Caterham and 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 85.8 m² (923 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: **£563**

Years Left on Lease: **174**

Ground Rent: **£10**

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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Code: CTH_CTH260265_R6PL_8

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