



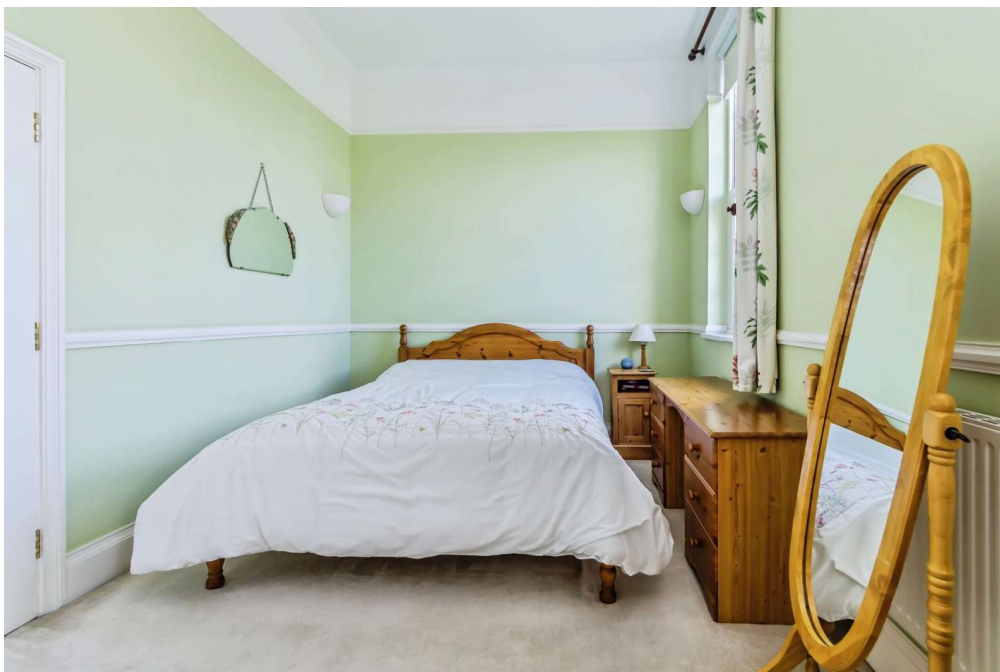
16 Brigade Place, Caterham, Surrey CR3 5ZU

Asking Price: £550,000

Bairstoweves







This stunning three bedroom town house forms part of the original barracks building of the Coldstream Guards. The property offers a mix of character features and modern living in a community based environment. The accommodation is over three floors is currently arranged with three bedrooms and three reception rooms. The front door opens into a spacious hallway with stairs to the first floor and a door through to the kitchen and dining room which have been opened up to create a more open plan feel but retaining separate spaces. There is also a useful ground floor WC. The kitchen faces the front and has been refitted by the current owners with a range of units with integrated appliances and complementary work surfaces over with twin sash style windows overlooking the front. To the rear there is a dining room that leads through into a double glazed conservatory with bi-fold doors opening onto and overlooking the rear gardens.

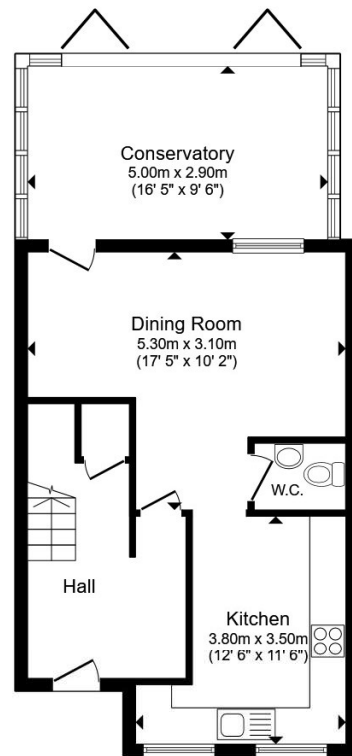
From the entrance hall, the stairs lead to the first floor landing with doors to the second bedroom and the lounge. The lounge faces the rear with a feature media wall and attractive wood flooring. The second bedroom faces the front and as a double room, there is also a useful WC on this floor and stairs lead to the top floor landing. On the top floor there are two further bedrooms, a single room and the principle bedroom suite with built in wardrobes and an en-suite shower room.

Outside the front gardens are cared for as part of the development upkeep. The rear gardens have been landscaped with a patio area and gravelled landscaping with raised borders and established planting. To the rear is a double garage and there is visitors parking to the front.

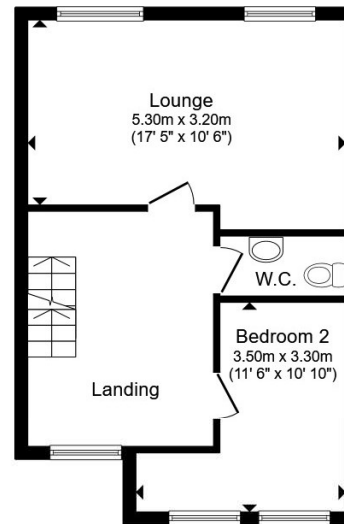
The property is situated in an attractive tree lined road at the rear of The Village close to Coulsdon Common and Happy Valley. The Village offers a range of facilities including a doctors, vet, a children's nursery and play centre as well as The Boundary public house and the Ark soft play and Bistro. In the wider area, Caterham on the Hill benefits from a selection of schools, a hospital, as well as a number of restaurants, takeaways and pubs. There are a good selection of local shops including a Tesco supermarket. There are leisure and fitness facilities on The Village and at the De Stafford sports centre whilst Caterham on the Hill is surrounded by miles of open countryside. The Surrey National golf course is a short walk away. More comprehensive facilities can be found in Caterham Valley and there are regular buses nearby to Caterham, Purley and beyond. Trains to London are accessed from Coulsdon or Caterham.

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.

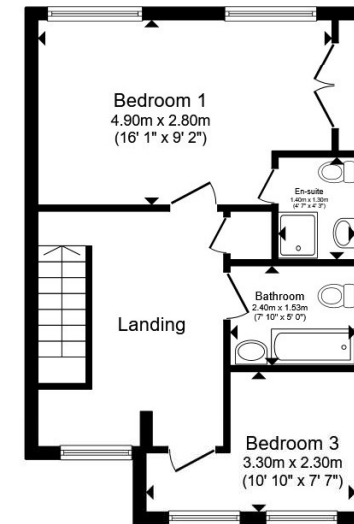




Ground Floor



First Floor



Second Floor

Total floor area 140.3 m² (1,510 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: **E**

Tenure: **Freehold**

Service Charge: **£1200**

Viewing by appointment

T: 01883 349114

E: caterham@bairstowevescountrywide.co.uk

9-11 Station Avenue, Caterham, Surrey, CR3 6LB

rightmove 

ZOOPLA

 **PrimeLocation.com**



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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT number 500 2481 05

Code: CTH_CTH250373_R6PL_8

Bairstow **eves**