



## 2 bed semi-detached house to buy in CR3

Stafford Road, Caterham, ,, CR3 6NL

**£325,000** Starting Bid

🏠 x 2 🚗 x 1 🚻 x 2

Tenure

**Freehold**

On Street parking

## Property features

- ✓ No onward chain
- ✓ Two/three bedroom semi-detached home ideally located for transport links to London and within close proximity to Caterham Town Centre's
- ✓ Two double bedrooms and family bathroom upstairs

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

This inviting two/three bedroom semi-detached home is perfectly positioned for those seeking both convenience and comfort, with no onward chain to slow

Step inside and you are greeted by a bright, front aspect lounge, ideal for relaxed evenings or entertaining friends, with plenty of natural light streaming through the windows. The heart of the home is the spacious kitchen and dining area at the rear, thoughtfully laid out for both every-day living and hosting family meals, with ample storage and worktop space to make cooking a pleasure.

Off the hallway, you will find a versatile study that could easily serve as a third bedroom, home office, or hobby room, offering flexibility to suit your lifestyle.

Upstairs, two generous double bedrooms await, each offering a peaceful retreat at the end of the day, complemented by a well-appointed family bathroom for added convenience.

The home enjoys an elevated position that affords stunning views, giving a sense of openness and serenity throughout. With its substantial rear garden, this property offers fantastic potential for those wishing to create their own outdoor haven, whether for play, relaxation, or entertaining.

The location is a true highlight, with excellent transport links to London making the daily commute a breeze, while Caterham Town Centre is just moments away, offering a range of shops, cafes, and local amenities. Well-regarded schools are nearby, and the surrounding community is friendly and welcoming, making this an ideal setting for families, professionals, or those looking to downsize without compromising on space or comfort.

As part of our provision, we may offer ancillary services to assist with your transaction. With your consent we will your details to a select group of providers. There is no obligation to provide your consent, or to uptake any of these services, but where you do, you should be aware of the following fee information:

Cook Taylor Woodhouse Solicitors – £250

Taylor Rose Solicitors – £250

Hawke Financial Services – 30%

Arnold & Baldwin Surveyors – 10%

Huxley – 10%

Atrium Surveyors - £25

EPC Rating: D

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £325,000

Property Type: Semi-detached house

Parking: On Street

Year built: 1930

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

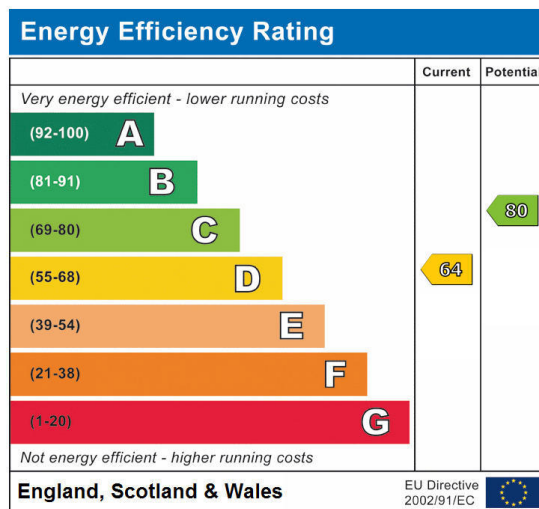
Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good



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Contact your local branch today for more information on this property:

**19 West St. Marys Gate, Grimsby, Lincolnshire, DN31 1LE, Tel: 01472 311 113,  
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