



Guide Price

£610,000

Freehold

3x  2x  1x 

**Alders Grove, Caterham,
Surrey, CR3**

OVER 60?

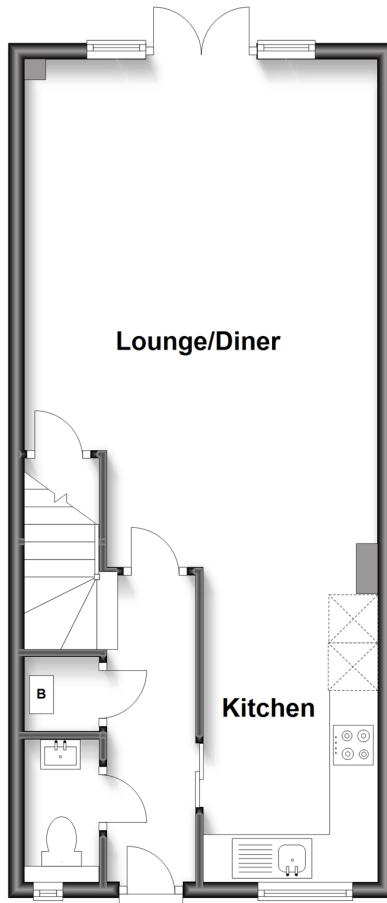
Secure this property
for up to **59% less!**



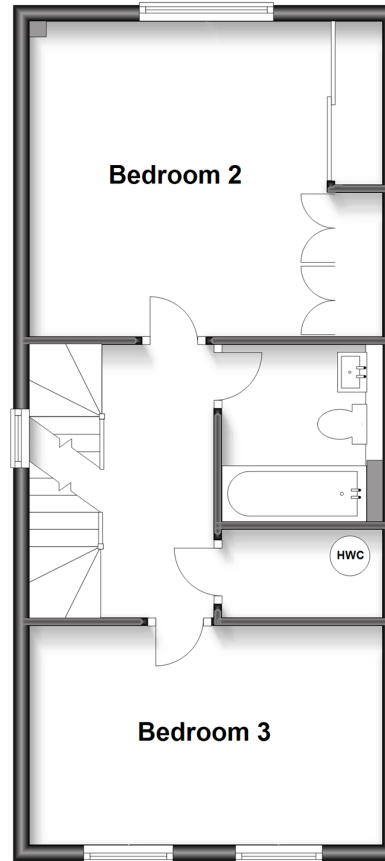
Video Tour available

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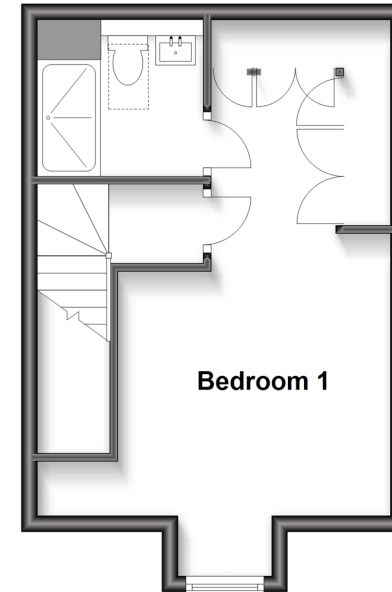
Ground Floor
Approx. 45.9 sq. metres (494.1 sq. feet)



First Floor
Approx. 46.6 sq. metres (501.9 sq. feet)



Second Floor
Approx. 24.2 sq. metres (260.4 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Lounge/Diner: 20'1 x 14'0 (6.13m x 4.27m)

Kitchen: 12'0 x 6'1 (3.66m x 1.86m)

Downstairs WC: 5'0 x 3'0 (1.53m x 0.92m)

FIRST FLOOR

Landing

Bedroom 2 : 13'0 x 12'0 (3.97m x 3.66m)

Bedroom 3: 14'0 x 9'0 (4.27m x 2.75m)

Bathroom: 7'0 x 5'0 (2.14m x 1.53m)

SECOND FLOOR

Landing

Bedroom 1: 20'0 x 11'0 (6.10m x 3.36m)

En-suite: 6'1 x 5'0 (1.86m x 1.53m)

OUTSIDE

Rear Garden

Driveway



Main features

- Semi-detached house with driveway for 2 cars set at the end of private cul-de-sac
- Stunning family home spread over 3 floors
- Bedroom one has the added bonus of an en-suite bathroom
- In the catchment area for local schools and within walking distance to three stations
- Larger than average garden for the development with only 14 houses



Nearest Schools

Primary Schools: Audley Primary 0.0 miles, St Francis Catholic Primary 0.0 miles, Marden Lodge Primary 0.7 miles

Secondary Schools: Sunnydown School 0.0 miles, de



Transport Information

Train Stations: Whyteleafe South 0.6 miles, Upper Warlingham 0.8 miles, Whyteleafe 0.8 miles



Address

Alders Grove, Caterham, Surrey, CR3



Directions

For directions to this property please contact us.



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■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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