



**Price**  
**£625,000**

**Freehold**

3x  1x  1x 

**St. Lawrence Way,  
Caterham, Surrey, CR3**

**OVER 60?**

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

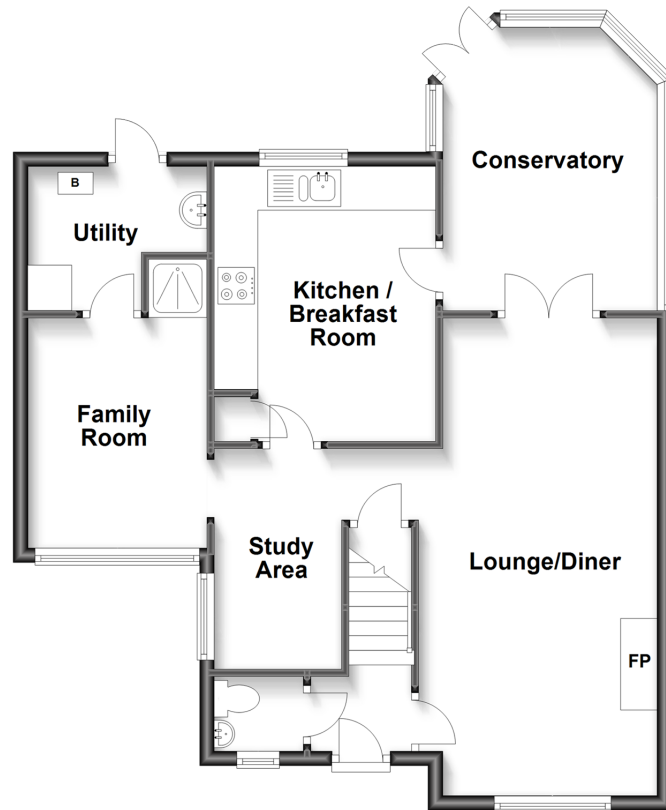


Video Tour available

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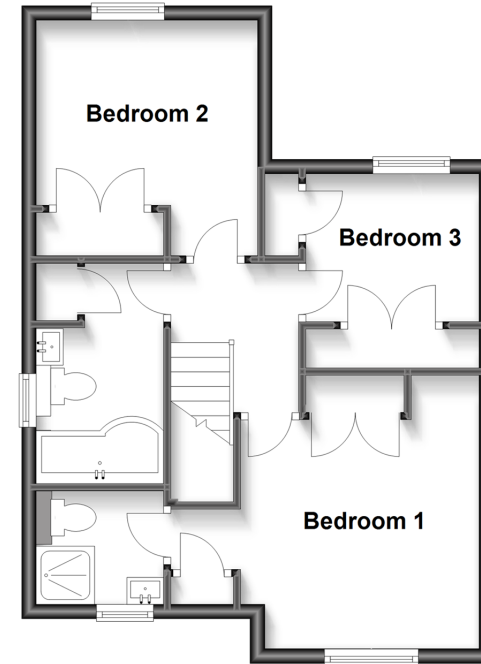
## Ground Floor

Approx. 68.5 sq. metres (737.3 sq. feet)



## First Floor

Approx. 44.2 sq. metres (475.3 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge/Diner: 21'0 x 10'0 (6.41m x 3.05m)

Conservatory: 10'0 x 10'0 (3.05m x 3.05m)

Kitchen/Breakfast Room: 12'0 x 9'1 (3.66m x 2.77m)

Utility

Family Room

Study Area: 10'0 x 7'1 (3.05m x 2.16m)

Downstairs WC

En-suite: 5'1 x 5'0 (1.55m x 1.53m)

Bedroom 2: 10'0 x 9'1 (3.05m x 2.77m)

Bedroom 3: 7'0 x 6'0 (2.14m x 1.83m)

Bathroom: 10'0 x 9'1 (3.05m x 2.77m)

### FIRST FLOOR

Landing

Bedroom 1: 12'0 x 10'1 (3.66m x 3.08m)

### OUTSIDE

Driveway

Rear Garden





## Main features

- Detached family home over looking green open space
- Flexible living space with w/c and separate shower
- Conservatory leading out to the beautifully kept garden
- Built in wardrobes to all bedrooms
- No onward chain



### Nearest Schools

Primary Schools: Hillcroft Primary 0.5 miles, Audley Primary 1.2 miles, St Francis Catholic Primary 1.2 miles

Secondary Schools: Clifton Hill School 0.4 miles, de Stafford School 1.0 miles, Sunnydown School 1.2 miles



### Transport Information

Train Stations: Caterham 1.3 miles, Whyteleafe South 2.3 miles, Whyteleafe 2.4 miles



### Address

St. Lawrence Way, Caterham, Surrey, CR3



### Directions

For directions to this property please contact us.





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Call Caterham Branch 01883 331000 ■ [cubittandwest.co.uk](https://cubittandwest.co.uk)



■ 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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