



**Price**  
**£650,000**

**Freehold**

3x  3x  1x 

**Tupwood Gardens,  
Caterham, Surrey, CR3**

**OVER 60?**

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

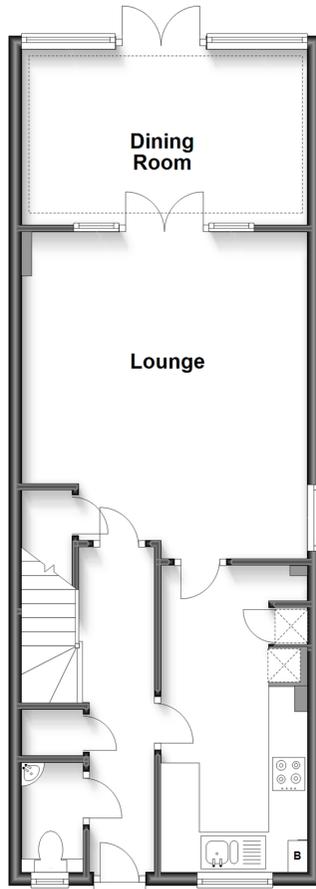


Video Tour available

**cubitt & west**  
Helping you move forwards

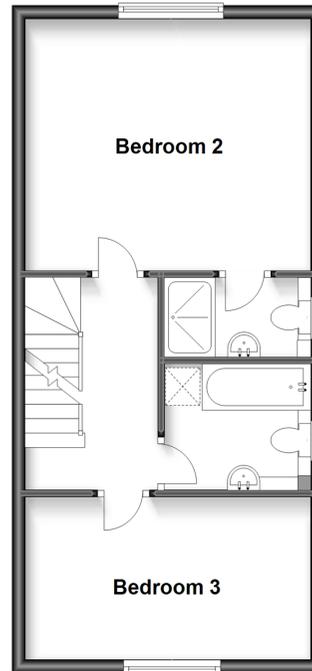
### Ground Floor

Approx. 54.7 sq. metres (589.3 sq. feet)



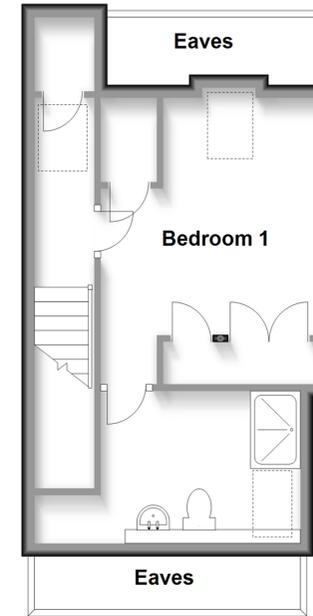
### First Floor

Approx. 42.7 sq. metres (459.1 sq. feet)



### Second Floor

Approx. 30.2 sq. metres (324.6 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Kitchen: 15'0 x 7'3 (4.58m x 2.21m)

Lounge: 15'3 x 14'5 (4.65m x 4.40m)

Dining Room: 14'6 x 9'3 (4.42m x 2.82m)

Cloakroom

### FIRST FLOOR

Landing

Bedroom 2: 14'4 x 12'4 (4.37m x 3.76m)

En-Suite

Bedroom 3: 14'4 x 7'9 (4.37m x 2.36m)

Family Bathroom: 7'8 x 6'1 (2.34m x 1.86m)

### SECOND FLOOR

Landing

Bedroom 1: 12'3 x 11'0 (3.74m x 3.36m)

En-Suite: 10'0 x 6'5 (3.05m x 1.96m)

### OUTSIDE

Rear Garden

Allocated Parking



## Main features

- Located witting a gated private road
- Bedroom one & two both benefit from en-suites
- Two allocated parking spaces & solar panels for hot water
- Walking distance to Caterham Station & local woodlands
- Dining room leading on from the lounge and into the garden



### Nearest Schools

Primary Schools: St John's CofE Aided Primary 0.9 miles, Hillcroft Primary 1.5 miles, Marden Lodge Primary 1.6 miles

Secondary Schools: Caterham School 0.9 miles, Clifton Hill



### Transport Information

Train Stations: Caterham 0.6 miles, Whyteleafe 2.3 miles, Whyteleafe South 3.0 miles



### Address

Tupwood Gardens, Caterham, Surrey, CR3



### Directions

For directions to this property please contact us.



**cubitt&west**  
Helping you move forwards

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

EPC RATING

CURRENT:	POTENTIAL:
C(79)	B(89)

24407211/20230329/HM/LP