



**Price**  
**£425,000**

**Freehold**

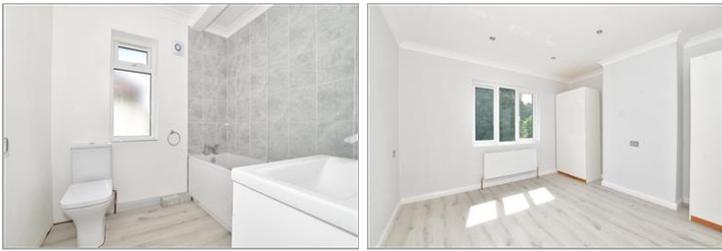
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**Stafford Road,  
Caterham, Surrey, CR3**

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards



## Main features

- Chain free
- Ready to move into three bedroom semi detached
- Walking distance to both Whyteleafe South & Caterham stations
- Large garden to put your own stamp on

## Accommodation

### GROUND FLOOR

Entrance Hall  
 Lounge: 9'10 x 9'10 (3.00m x 3.00m)  
 Dining Room: 12'4 x 11'11 (3.76m x 3.63m)  
 Kitchen: 11'10 x 9'5 (3.61m x 2.87m)

### FIRST FLOOR

Landing  
 Bedroom One: 12'5 x 10'8 (3.79m x 3.25m)  
 Bedroom Two: 9'11 x 9'9 (3.02m x 2.97m)  
 Bedroom Three: 9'5 x 6'10 (2.87m x 2.08m)  
 Bathroom: 7'4 x 6'4 (2.24m x 1.93m)

### OUTSIDE

Front & Rear Garden

## Ground Floor

Approx. 40.1 sq. metres (431.1 sq. feet)



## First Floor

Approx. 39.2 sq. metres (421.4 sq. feet)



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

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- 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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