



Price

£270,000

Leasehold

3x  1x  1x 

Croydon Road,  
Caterham, Surrey, CR3

**OVER 60?**

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



Video Tour available

**cubitt & west**  
Helping you move forwards



## Main features

- Split level first floor maisonette
- Ample storage including within the eaves
- Added bonus of a roof garden & allocated parking
- On the doorstep of Caterham Mainline Station
- Bright & spacious throughout

## Accommodation

### FIRST FLOOR

Entrance Hall

Kitchen/Dining Area: 25'11 x 10'11  
(7.90m x 3.33m)

Bathroom: 6'0 x 5'0 (1.83m x 1.53m)

Bedroom 3: 7'11 x 6'11 (2.41m x 2.11m)

### SECOND FLOOR

Landing

Bedroom 1: 18'0 x 9'0 (5.49m x 2.75m)

Bedroom 2 : 10'0 x 9'0 (3.05m x 2.75m)

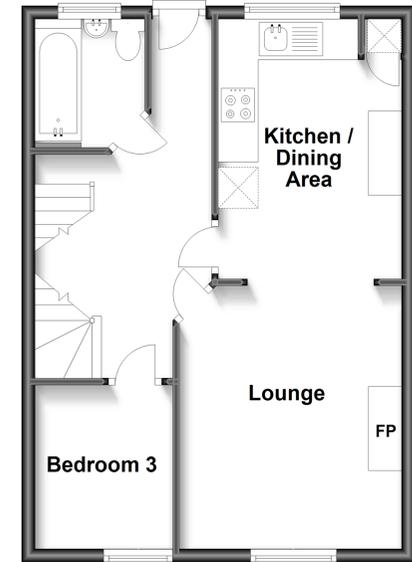
### OUTSIDE

Allocated Parking

Rear Garden

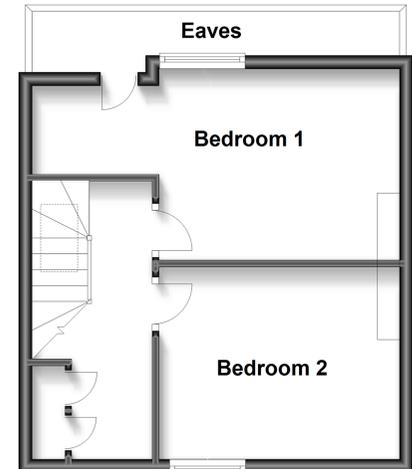
### First Floor

Approx. 43.6 sq. metres (468.8 sq. feet)



### Second Floor

Approx. 31.6 sq. metres (340.2 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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