



**Price**

**£325,000**

**Leasehold**

2x  1x  1x 

**Macaulay Road,  
Caterham, Surrey, CR3**

**OVER 60?**

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

**cubitt&west**  
Helping you move forwards





## Main features

- Ground floor maisonette with double bedrooms
- Spacious lounge, kitchen and bathroom
- Private front & rear garden
- Ideal for first time buyers
- Walking distance to local shops and transport links

## Accommodation

### GROUND FLOOR

Entrance Hall

Kitchen: 10'9 x 10'8 (3.28m x 3.25m)

Lounge: 14'3 x 11'4 (4.35m x 3.46m)

Shower Room: 6'4 x 5'4 (1.93m x 1.63m)

Bedroom 1: 11'6 x 10'11 (3.51m x 3.33m)

Bedroom 2 : 11'3 x 8'7 (3.43m x 2.62m)

### OUTSIDE

Front Garden

Rear Garden

## Ground Floor

Approx. 64.6 sq. metres (695.7 sq. feet)



**Call Caterham - 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.



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