



**Price**  
**£450,000**

**Freehold**

3x  1x  1x 

**Oak Road, Caterham,  
Surrey, CR3**

**cubitt&west**  
Helping you move forwards





## Main features

- Semi detached family home ready to move into
- Detached garage and off road parking
- Walking distance to Coulsdon Common & popular schools
- Potential to extend subject to planning
- Chain Free

## Accommodation

### GROUND FLOOR

Entrance Hall  
 Lounge: 13'10 x 8'8 (4.22m x 2.64m)  
 Kitchen: 7'10 x 7'4 (2.39m x 2.24m)  
 Dining Room: 11'4 x 8'3 (3.46m x 2.52m)

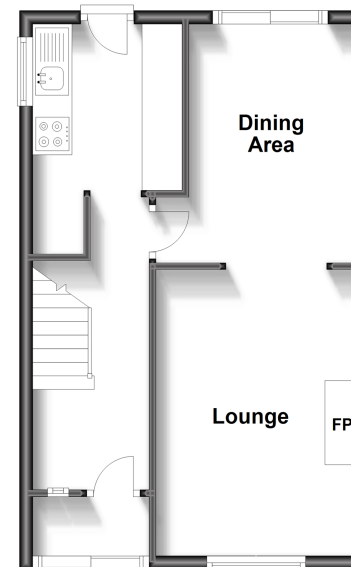
### FIRST FLOOR

Landing  
 Bedroom 1 : 13'10 x 9'11 (4.22m x 3.02m)  
 Bedroom 2: 11'5 x 8'4 (3.48m x 2.54m)  
 Bedroom 3 : 8'4 x 5'10 (2.54m x 1.78m)  
 Bathroom : 7'4 x 5'6 (2.24m x 1.68m)

### OUTSIDE

Driveway  
 Detached Garage  
 Rear Garden

**Ground Floor**  
 Approx. 38.7 sq. metres (417.0 sq. feet)



**First Floor**  
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**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