



**Price**  
**£600,000**

**Freehold**

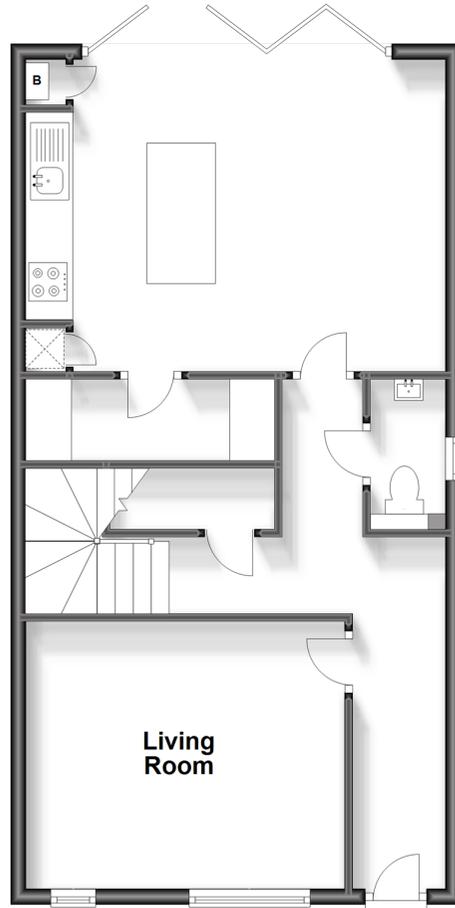
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2a Gordon Road,  
Caterham, Surrey, CR3

**cubitt & west**  
Helping you move forwards

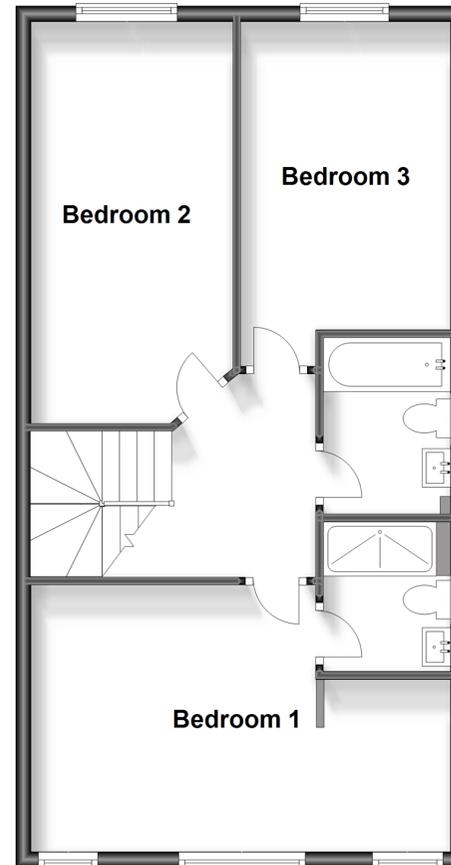
## Ground Floor

Approx. 58.9 sq. metres (633.6 sq. feet)



## First Floor

Approx. 58.9 sq. metres (633.6 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall: 18'4 x 13'5 (5.59m x 4.09m)

Living Room: 13'8 x 11'6 (4.17m x 3.51m)

Cloakroom

Kitchen/Diner: 18'4 x 13'5 (5.59m x 4.09m)

Utility Room: 10'7 x 3'5 (3.23m x 1.04m)

Bedroom 2: 17'5 x 8'5 (5.31m x 2.57m)

Bedroom 3: 13'1 x 9'6 (3.99m x 2.90m)

Family Bathroom: 7'8 x 5'8 (2.34m x 1.73m)

### OUTSIDE

Driveway

Rear Garden

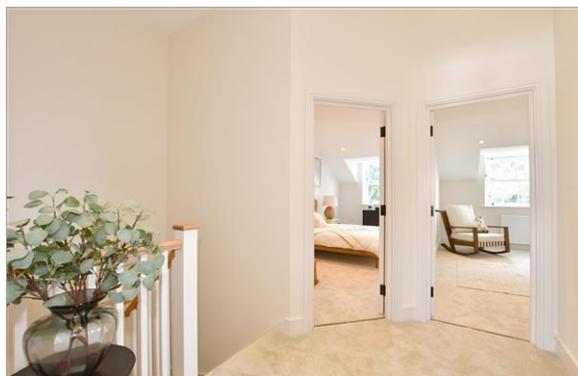
### FIRST FLOOR

Landing

Bedroom 1: 12'3 x 11'7 (3.74m x 3.53m)

Walk in Wardrobe

En-Suite



## Main features

- New build, high specification home
- En-suite shower room and dressing area to bedroom 1
- Stunning kitchen/dining room with bi-fold doors to garden
- Driveway with 2 parking spaces
- 10 year new build warranty for peace of mind

## Nearest Schools

Primary Schools: Audley Primary 0.3 miles, St Francis Catholic Primary 0.3 miles, Hillcroft Primary 0.6 miles

Secondary Schools: Sunnydown School 0.3 miles, de Stafford School 0.5 miles, Clifton Hill School 0.6 miles

## Transport Information

Train Stations: Whyteleafe South 1.0 miles, Caterham 1.1 miles, Upper Warlingham 1.2 miles

## Address

2a Gordon Road, Caterham, Surrey, CR3

## Directions

For directions to this property please contact us.



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■ If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property  
■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details

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