



**Price**

**£475,000**

**Freehold**

3x  1x  2x 

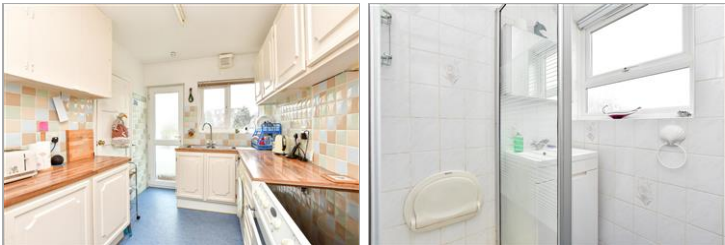
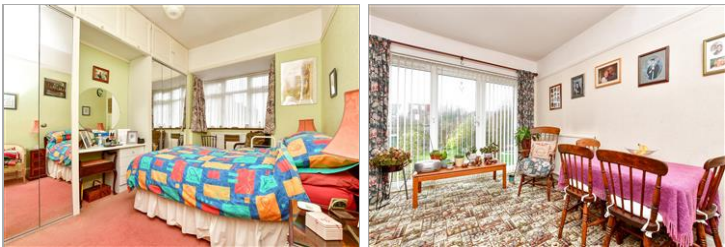
**Livingstone Road,  
Caterham, Surrey, CR3**

**OVER 60?**

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

**cubitt&west**  
Helping you move forwards





## Main features

- Detached Bungalow with a garage & driveway
- Large rear garden with patio and pergola
- High ceilings throughout
- Potential to extend and add your own stamp
- Solar thermal Panels

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge: 16'5 x 10'6 (5.01m x 3.20m)

Dining Room: 12'6 x 10'2 (3.81m x 3.10m)

Bedroom 1: 16'5 x 10'6 into fitted wardrobes (5.01m x 3.20m)

Bedroom 2: 10'6 x 9'11 (3.20m x 3.02m)

Bedroom 3: 10'6 x 9'11 (3.20m x 3.02m)

Kitchen: 12'6 x 7'7 (3.81m x 2.31m)

Shower Room: 8'0 x 6'1 (2.44m x 1.86m)

Separate Toilet: 3'5 x 2'9 (1.04m x 0.84m)

### OUTSIDE

Front Garden

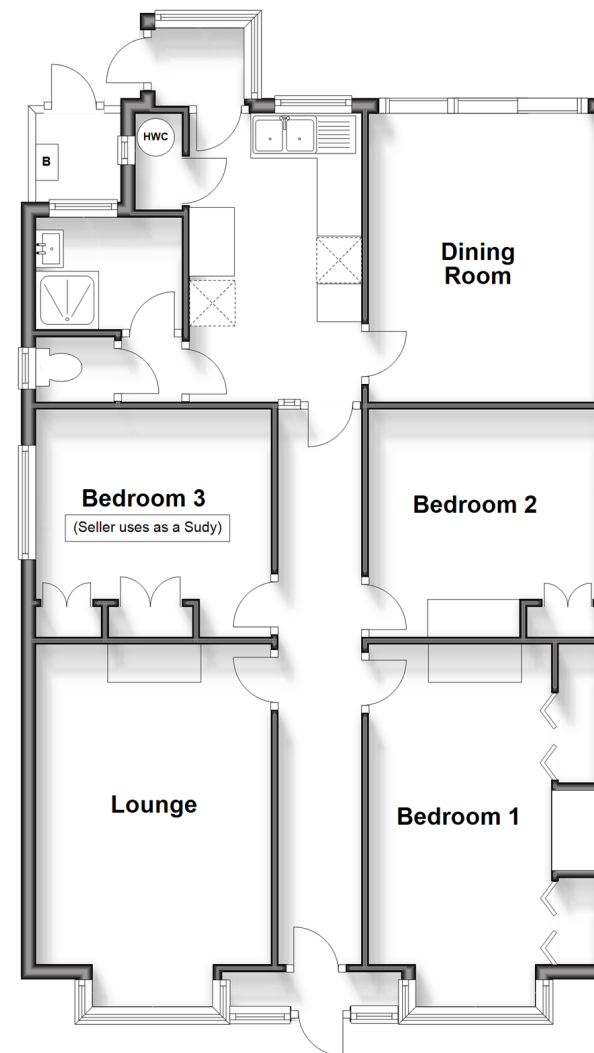
Back Garden

Driveway

Garage

### Ground Floor

Approx. 87.5 sq. metres (941.6 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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