



Woodview Way | | Caterham | CR3 5WP

Guide Price £425,000

**BOND & SHERWILL**  
EST. 1908

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Caterham | CR3 5WP  
Guide Price £425,000

Guide-Price: £425,000 - £450,000

Located within the sought-after gated development of Oakgrove this two-bedroom, terraced property is ideal for first time buyers, with its own rear garden and two allocated parking spaces.

The stylish interior includes a lounge/diner, ground-floor W.C, modern kitchen, two good-size bedrooms and bathroom. Additional features include own rear garden with rear access and own front garden.

Caterham is an ideal place to live for anyone who enjoys open green spaces with local areas of interest including Coulsdon Common, Kenley Common and Surrey National Golf Club.

Shopping is available at the Tesco Superstore and Caterham Town Centre which also features a wide array of amenities, restaurants and bars. Caterham Railway Station can also be used for travel into Central London while the M25 can be accessed at Junction 6.

Popular local schools include St. Francis Primary School, Audley Primary School, Hillcroft Primary School and de Stafford School while the area also features a range of nurseries and playgrounds.

We have been informed by the vendors that the service charges for the period of 01/10/2025 - 30/09/2026 are £446.76.

### Entrance Hall

The entrance hall includes tiled floor, cupboard under-stairs with space for washing machine, cupboard under-stairs housing gas & electric meters, stairs ascending to first-floor, smoke alarm and down-lights.

### Kitchen

The kitchen includes tiled floor, wall & base level units with work surface area, four-ring electric hob with concealed extractor hood, oven, double-glazed two-casement window, undermount one & a half bowl sink with drainer, space for dishwasher, space for fridge-freezer.



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**W.C**

The W.C includes tiled floor, partially-tiled walls, low-level W.C with dual-flush & concealed cistern, wash-hand basin with stainless-steel mixer tap, extractor fan and down-lights.

**Lounge**

The lounge includes wooden flooring, two radiators, two double-glazed windows, glass-panel double-glazed double doors leading to rear garden and down-lights.

**Landing**

The landing includes storage cupboard, loft hatch and down-lights.

**Bedroom Two**

Bedroom two includes wooden flooring, radiator and double-glazed two casement window.

**Bedroom One**

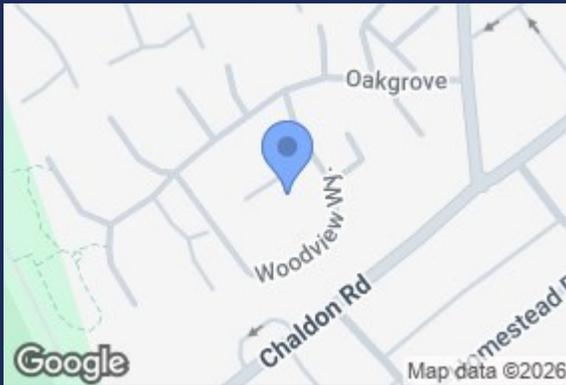
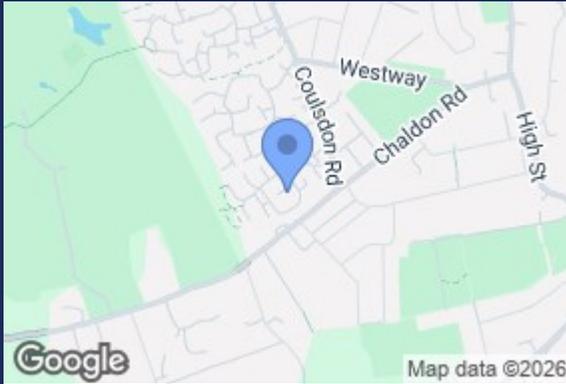
Bedroom one includes fitted wardrobe, radiator and double-glazed two-casement window.

**Bathroom**

The bathroom includes low-level W.C with dual-flush & concealed cistern, wash-hand basin with stainless-steel mixer tap, partially-tiled walls, tiled floor, panel-enclosed bath with shower hose attachment, chrome heated towel rail, down-lights and extractor fan.

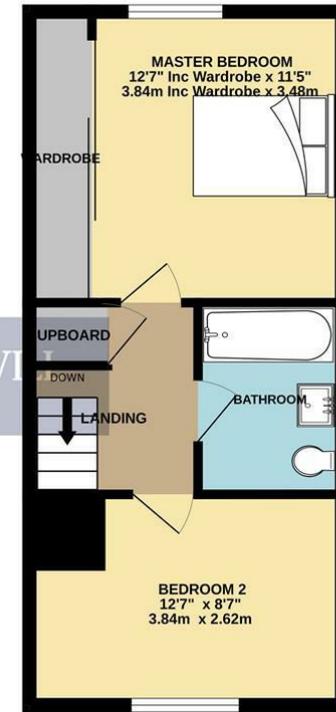
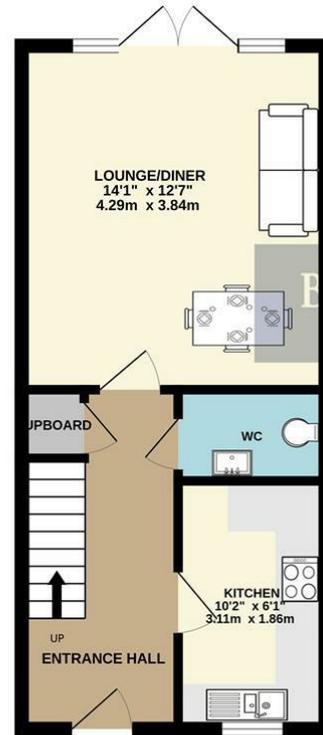
**Rear Garden**

The rear garden comprises a patio area and is partially laid to lawn. Features include water tap, a shed and rear access.



GROUND-FLOOR  
354 sq.ft. (32.9 sq.m.) approx.

FIRST-FLOOR  
361 sq.ft. (33.5 sq.m.) approx.



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TOTAL FLOOR AREA : 714 sq.ft. (66.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) <b>A</b>			
(91-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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