



Asking Price: £480,000

Gwynne Road | Caterham | Surrey | CR3 5FH

Pollard Machin

estate agents since 1885

Asking Price: £480,000

Gwynne Road | Caterham | Surrey | CR3 5FH

Pollard Machin

estate agents since 1885

**** CHAIN-FREE SALE **** Situated within a quiet cul-de-sac of attractive modern homes, this appealing semi-detached family house offers generous living accommodation, a beautiful rear garden, allocated parking bay as well as a private driveway and garage. Offered to the market chain-free, it presents an excellent opportunity for buyers seeking a comfortable home in a popular residential setting.

The ground floor features an impressive reception room, providing ample space for both relaxing and entertaining with sliding doors opening onto the rear garden. There is also a separate kitchen and ground floor WC.

Upstairs, there are three bedrooms, including a particularly generous principal bedroom measuring approximately 14'7" x 9'2". The remaining bedrooms provide flexibility for family members, guests or a home office, and are served by a modern bathroom.

Outside, the beautiful rear garden is a particular highlight, featuring established planting, mature greenery and a lawned area. To the front, a private driveway provides off-street parking and leads to the integral garage, offering valuable additional storage or parking. The loft space is also fully boarded with a loft-ladder and insulated.

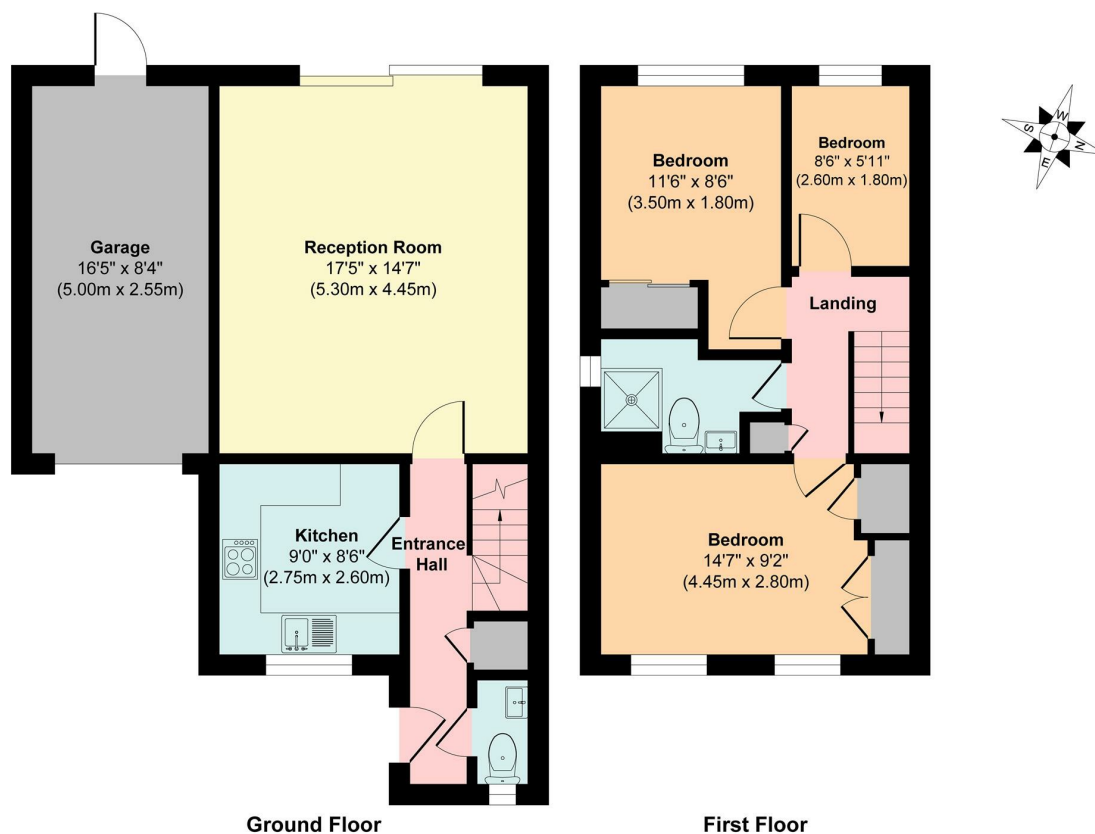
Gwynne Road is ideally placed for local amenities, with nearby convenience stores and everyday shopping facilities, while Caterham town centre offers a wider selection of shops, cafés, restaurants and transport connections.

Families will appreciate the choice of nearby schools, including Hillcroft Primary School & Nursery (approximately 0.4 miles), St Peter and St Paul Church Primary School (approximately 0.9 miles) and de Stafford School (approximately 0.9 miles).

A welcoming modern home with generous living space, an attractive garden and a garage, presented chain-free.

EPC rating: C. Council tax band: E





Gwynne Road, Caterham CR3

Approx. Gross Internal Area 820 sq. ft / 76.15 sq. meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.

Plan produced by AR Net Media-www.arnetmedia.uk

Key Features:

- Semi-detached modern house
- Three bedrooms
- Generous reception
- Separate kitchen
- Family bathroom and downstairs WC
- Chain-free sale
- Garage and driveway parking
- Beautiful garden
- Additional parking space

The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.

Pollard Machin

estate agents since 1885



Viewings strictly by appointment only

Pollard Machin Estate Agents
45 Limpsfield Road
Sanderstead
Surrey
CR2 9LA
Tel: 020 8657 4466

Email: sales@pollardmachin.co.uk
Web: www.pollardmachin.co.uk

Selling exclusive homes throughout Surrey

Pollard Machin

estate agents since 1885

