



# Hamptons

INTERNATIONAL



**Harestone Valley Road, Caterham, CR3**

2  2  1 

OFFERS IN EXCESS OF

**£450,000**

**(£450,000)**

## Property details



### Key features

- **Two Bedrooms**
- **Two Bathrooms**
- **Utility Room**
- **Kitchen / Breakfast room**
- **Reception Room**
- **Private Garden**
- **Lift**
- **Underground Parking. Gas Central I**
- **Mains Drainage.**

### Attributes

- **Apartment**

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## Description

Offered to the market with no chain, is this beautifully presented two double bedroom, two bathrooms, ground floor apartment with private garden set within a sought-after gated development; positioned on the desirable Harestone Valley Road of Caterham. This spacious luxury apartment forms part of an eye-catching, gated development set within beautiful communal gardens. Occupying an enviable position on the ground floor facing the rear, the thoughtfully designed accommodation stretches to approximately 1013 sqft and includes two double bedrooms, two bathrooms, a utility room and a modern kitchen / breakfast room; the highlight being the spacious sitting room which features a fireplace and French doors leading to a private patio / garden overlooking the peaceful grounds where you can enjoy privacy and seclusion. Further comprising an allocated parking space which is gated and accessed via a lift within the development. Outside the impressive development is set back from the road behind secure electric gates with a driveway leading to an allocated underground parking space with video entryphone system and visitors parking available. The large communal grounds are beautifully landscaped and surrounded by attractive hedging and mature trees. Situation Harestone Valley Road is a sought-after residential road leading to the town centre. Caterham offers a wide range of shops, cafes, bars, restaurants and supermarkets, including a Waitrose. The M25 is accessible at Junction 6 around 2.5 miles away. There are recreational facilities at Queens Park and The Surrey National Golf Course at Chaldon, with open countryside locally including walks along the North Downs Way. TRAIN SERVICES: Caterham Station (0.4 miles) provides services to London Bridge and Victoria in approximately 45 minutes. Additional Information Tandridge District Council: Band E Lease Length 125 years from 01/01/2003















Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Floor plan

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# Location

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# Hamptons

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**+44 (0)20 8618 4551**

**[international@hamptons.co.uk](mailto:international@hamptons.co.uk)**

**[www.hamptons-international.com](http://www.hamptons-international.com)**