

# FOLKLANDS



TUPWOOD GARDENS, CATERHAM

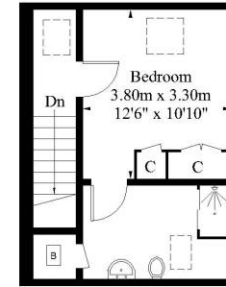
GUIDE PRICE £580,000



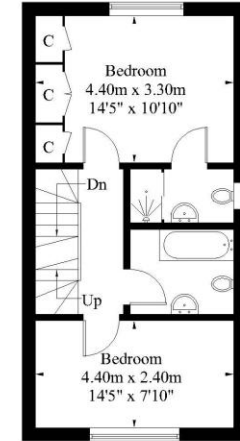


# Tupwood Gardens, Caterham

Approximate Gross Internal Area = 158.4 sq m / 1704 sq ft



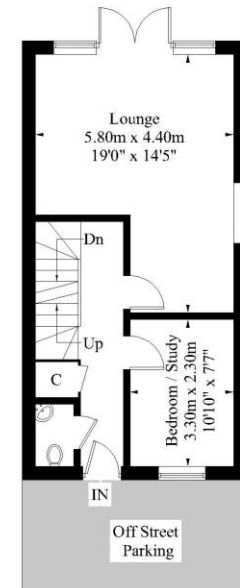
Second Floor  
26.6 sq m / 286 sq ft



First Floor  
40.7 sq m / 438 sq ft



Lower Ground Floor  
50 sq m / 538 sq ft



Ground Floor  
41.1 sq m / 442 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2016 (ID288356)

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ EPC EER B
- ❖ NO ONWARD CHAIN
- ❖ GATED DEVELOPMENT BUILT IN 2013
- ❖ 1704 SQFT OF FLOOR SPACE
- ❖ 0.5 MILES FROM CATERHAM TRAIN STATION
- ❖ OFF ROAD PARKING FOR TWO CARS
- ❖ THREE BATHROOMS (TWO EN SUITE)
- ❖ QUIET & SECLUDED LOCATION
- ❖ LARGE KITCHEN DESIGN
- ❖ STYLISH INTERIOR

**\*\* No onward chain \*\*** A four bedroom semi-detached modern town house situated within this desirable gated development, which enjoys a secluded position off road, and is conveniently located within half a mile from Caterham railway station.

Built in 2013, this spacious home is arranged over four floors, boasts in excess of 1700 SQFT of floor space, and benefits from a drive way with space for two cars, side access to the rear, a contemporary design throughout and having been built to meet today's high building standards is particularly energy efficient too.

The accommodation comprises three double bedrooms (two with built in wardrobes), bedroom four/ study, two stylish en-suite shower rooms, a modern three piece family bathroom suite, a large living room with Juliette balcony overlooking the garden, a ground floor WC & coats cupboard and a contemporary fitted kitchen with built in appliances open plan to a spacious family room with double doors leading onto the private rear garden.

Furthermore, the property enjoys elevated views over the valley to the rear, is only half a mile from Caterham town centre which offers a wide variety of shops, supermarkets, restaurants & cafes, and is approximately 1.5 miles from the M25. For those considering local schools both the Caterham Preparatory School (Independent) and St Johns C of E primary are both located 0.4 miles away.

