



**RAYNERS**  
TOWN & COUNTRY

**MILNER APPROACH**  
CATERHAM, SURREY, CR3 6JT

# AVIEMORE, MILNER APPROACH

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Asking Price £425,000

**GREAT OPPORTUNITY** - Offered to the market with no ongoing chain is this three bedroom detached house in need of some renovation and modernisation. This property features a generous kitchen, a large, dual aspect living/dining room and downstairs cloakroom. Upstairs there are three bedrooms and a family bathroom. Externally the property has a garage, and front and rear gardens. It is well located for Caterham town centre and excellent transport links, being just under a mile from Caterham Station, which has excellent commuter links to London and is also well placed for easy access to the M23 / M25 motorway.





Aviemore



**Tenure: Freehold**  
**Local Authority: Tandridge District Council**  
**Council Tax Band: E**  
**EPC Rating: E**

**Additional Information -**  
**Please note the seller has advised there is no working boiler at the property**  
**They have also advised that they own the section of the road outside the front of the property under a separate title which is currently maintained by Highways.**  
**This will need to be verified through solicitors**

**VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT**

[www.raynersproperties.com](http://www.raynersproperties.com)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. R772

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