



RAYNERS
TOWN & COUNTRY

BURNTWOOD LANE
CATERHAM, SURREY, CR3 5UN

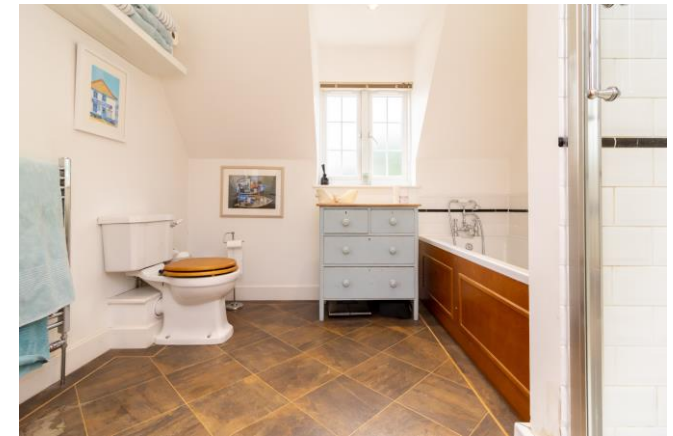
71 BURNTWOOD LANE

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Offers in Excess £850,000

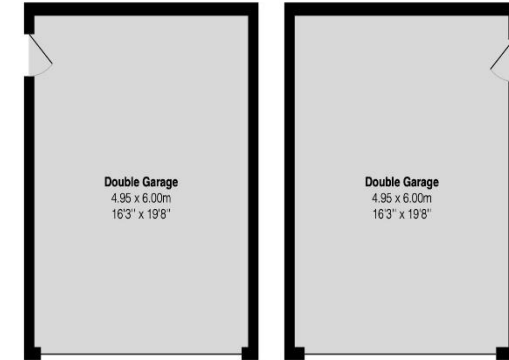
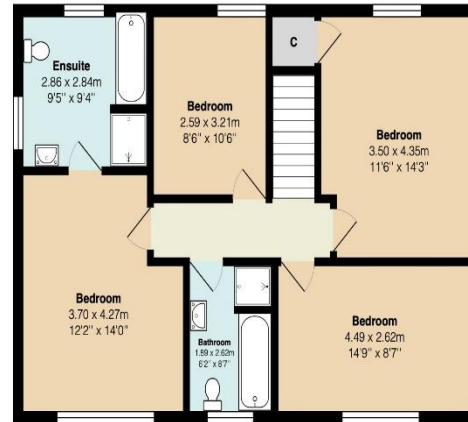
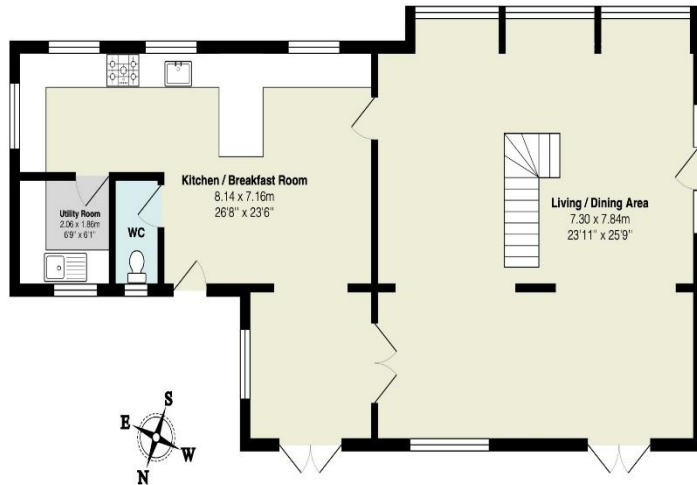
This detached house with almost 2500 square feet of living space is offered to the market with no onward chain. The ground floor provides open plan living space that can be zoned into different areas. Additionally there is a spacious modern kitchen/breakfast room with separate utility room and downstairs cloakroom. Upstairs are four double bedrooms one of which has a full en-suite bathroom with separate shower as well as a full family bathroom with separate shower. In our opinion the property is presented in very good order throughout with modern fittings and decor. The South facing garden has a generous patio area as well as a large level lawn. There is a gravel driveway offering parking for several vehicles as well as two double garages. Located within the catchment area of several desirable schools at both primary and secondary level and with transport links to London available from 4 local stations with the closest being Whyteleafe South and Caterham both less than 1.5 miles away. Viewing is highly recommended.







71 Burntwood Lane



Total Area: 231.2 m² ... 2488 ft²

All measurements are approximate and for display purposes only

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

VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT

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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