



**RAYNERS**  
TOWN & COUNTRY

**FURROWS PLACE**  
CATERHAM, SURREY, CR3 5EH



# 8 FURROWS PLACE

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Offers In Excess £300,000

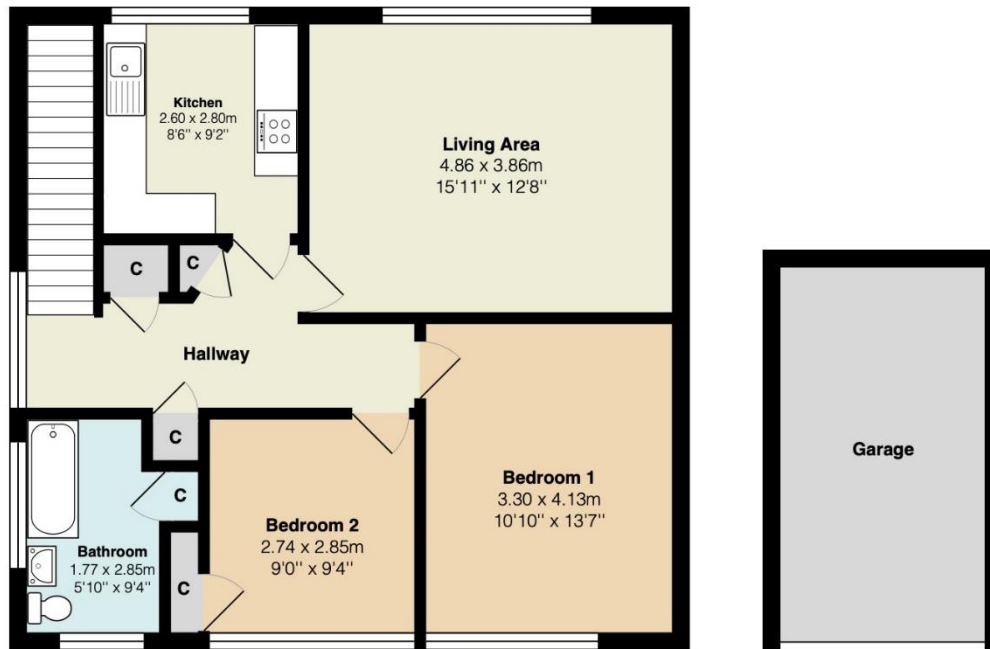
Located in a quiet setting off the prestigious Whyteleafe Road in Caterham-on-the-Hill, this two double bedroom first floor chain free maisonette benefits from a garage en bloc, communal parking and is situated in extensive communal grounds which comprise; managed lawned area, open grassland and woods to which all residents have full access. Internally the property provides spacious modernised accommodation with gas central heating. There is a large lounge / dining room, separate fitted kitchen, two double bedrooms and a family bathroom, which face the communal grounds providing a pleasant woodland outlook. Located approximately 0.6 miles from Caterham train station with direct trains to London Bridge, as well as being within easy reach of Junction 6 of the M25. Viewing is highly recommended.







## 8 Furrows Place



All measurements are approximate and for display purposes only  
Total Area: 70.6 m<sup>2</sup> ... 760 ft<sup>2</sup> (excluding garage)

**Tenure:** Leasehold  
**Lease Length:** approx 116 years remaining (as of February 2024)  
**Local Authority:** Tandridge District Council  
**Council Tax Band:** D  
**EPC Rating:** D  
**Service Charge:** approx £1000 per annum  
**Ground Rent:** approx £250 per annum (will increase to approx £500 in 2040 and then increase every 25 years)

**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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