



RAYNERS
TOWN & COUNTRY

ALDERS GROVE
CATERHAM, SURREY, CR3

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Offers in Excess of £625,000

Alders Grove is an exclusive development of only 14 private residences crafted by renowned builders Shanly Homes in 2017. This delightful three double bedroom semi-detached home is offered to the market in excellent condition throughout. Comprising a generous sized open plan reception room, that seamlessly integrates with a modern gloss fitted kitchen/diner and lounge area with French doors that open onto a private South facing rear garden, that has been landscaped by the current owners.

Upstairs there are three spacious double bedrooms, each offering a comfortable and relaxing retreat. The master bedroom boasts a touch of opulence, with its accompanying luxury ensuite shower room and range of fitted wardrobes, providing an abundance of storage space. The remaining two double bedrooms are equally inviting and share a well appointed family bathroom. Please call to register your interest

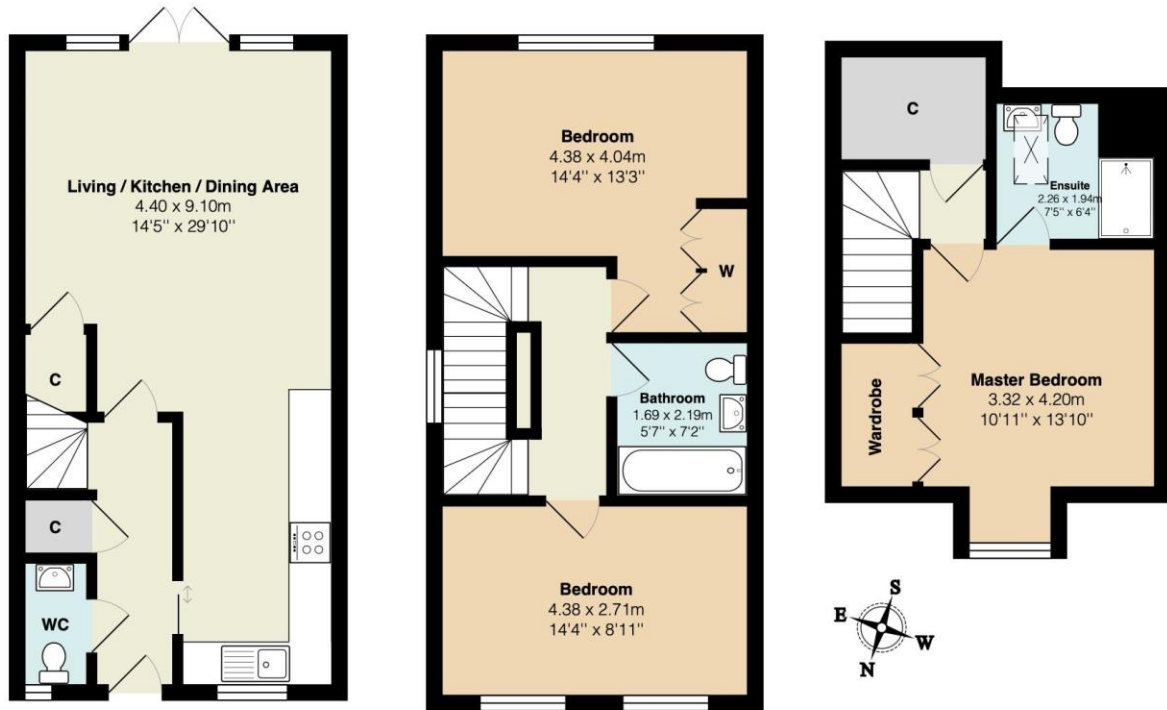


Nestled in a prime location, Alders Grove provides excellent transport links via Caterham Station, Whyteleafe Station and Upper Warlingham Station, all conveniently nearby, offering direct links into London Bridge and Victoria. There is also an excellent selection of Primary schools and secondary schools nearby.





Alders Grove



Total Area: 107.6 m² ... 1158 ft²

All measurements are approximate and for display purposes only

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

Additional information –

Maintenance of Private Road – approximately £57 per month

There is approximately 3 years remaining on the NHBC builder's warranty to be verified.

This information has been provided by the seller and will need to be verified through a solicitor.

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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