



**RAYNERS**  
TOWN & COUNTRY

**PENRHYN CLOSE**  
**CATERHAM, SURREY, CR3 5JX**

# 4 PENRHYN CLOSE

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GUIDE PRICE OF £825,000

Rayners are delighted to present to the market this three bedroom, detached, chalet style bungalow. Situated in a private development in a small sought after cul de sac which backs onto Coulsdon Common. In our opinion the property is superbly presented throughout. The current owners have reconfigured the kitchen, dining and conservatory to create a fantastic and contemporary open plan space perfect for entertaining. Additionally there is a separate lounge, two double bedrooms and a modern family shower room to the ground floor. The first floor provides a magnificent suite consisting of a spacious bedroom, dressing area and beautifully appointed en-suite bathroom with a feature bath and superb separate shower. Outside the property is approached via a five bar gate leading to a block paved driveway and a detached double garage with remote controlled up and over door, power and light. There is a well established level lawned rear garden with well stocked flower beds and attractive paved, seating areas. We really believe that this property provides very lovely kerb appeal which follows through every room and the gardens too. Viewing is **HIGHLY RECOMMENDED**.



*A superbly presented three bedroom detached chalet style bungalow, situated in a private development in a small sought after cul de sac.*





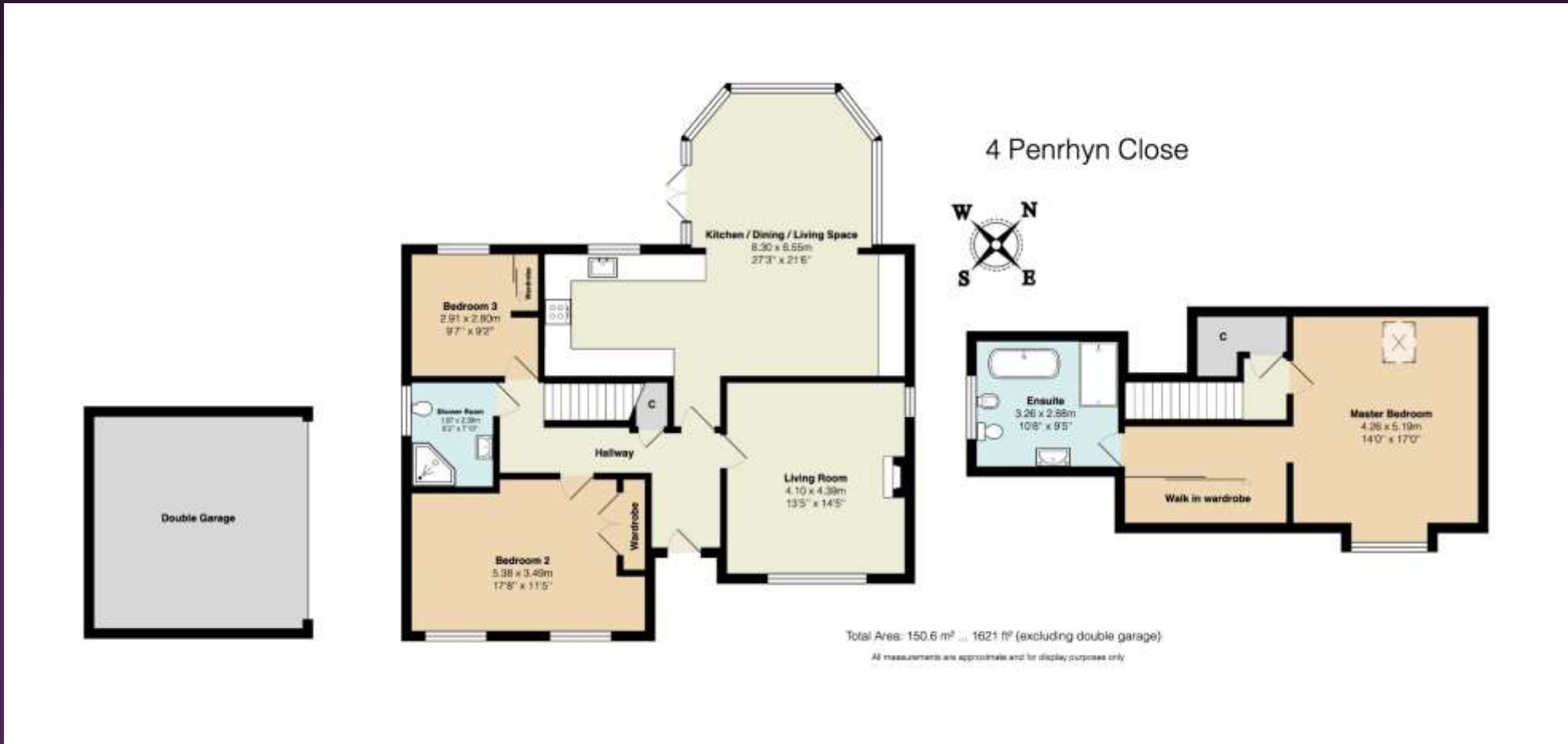


- Detached chalet style bungalow
- Immaculately presented throughout
- Contemporary kitchen with Integrated Appliances
- Open plan Kitchen/Diner opening to Conservatory
- Separate Lounge
- Two Double Bedrooms and Bathroom to the Ground Floor
- Superb Master Suite on the First Floor (Bedroom, dressing area and en-suite)
- Private Cul-de-Sac Location backing onto Coulsdon Common
- Double Garage and Driveway
- Landscaped Gardens



*Delightful and well established gardens with level lawned areas, well stocked flower beds and attractive paved seating areas enjoying different aspects.*





**Tenure: Freehold**

**Local Authority: Tandridge District Council**

**Council Tax Band: F**

**EPC Rating: C**

**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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