



RAYNERS
TOWN & COUNTRY

BUXTON LANE
CATERHAM, SURREY, CR3 5HH

80 BUXTON LANE

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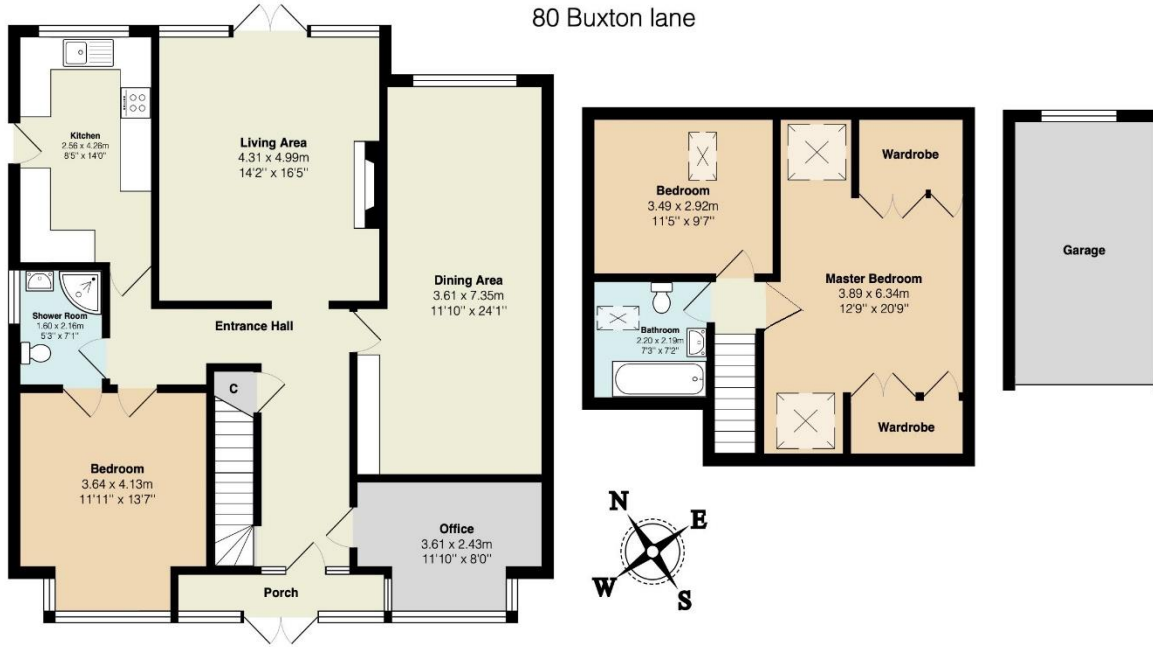
Guide Price £750,000

Rayners are delighted to present to the market this detached chalet style bungalow situated on a popular residential road. The property sits on a large, level plot and offers scope for extension subject to the usual planning consents. Currently the flexible accommodation is arranged as three bedrooms and three reception rooms with two of the double bedrooms being on the first floor along with a modern bathroom. Downstairs is a spacious and airy entrance hall, double bedroom with the use of the 'jack and jill' shower room, two spacious reception rooms, a study/bedroom four and the fitted kitchen. The main lounge features a log burner and offers direct access out to the level rear garden that is approximately 135ft long by 47ft wide. The garage is accessed via a gated entrance and there is additional parking for several vehicles to the front. In our opinion, the property is presented in good order throughout, yet still provides the potential to reconfigure or extend to create your own bespoke home. Viewing is highly recommended.





80 Buxton lane



Total Area: 150.0 m² ... 1615 ft² (excluding garage)
All measurements are approximate and for display purposes only



Tenure: Freehold

Local Authority: Tandridge District Council

Council Tax Band: D

EPC Rating: F

VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT

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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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