



**Farningham Road, Caterham, CR3 6LG**

**Offers In The Region Of £425,000**



- THREE BEDROOM SEMI-DETACHED HOUSE
- GARAGE
- LONG REAR GARDEN
- SHOPS NEARBY
- CATERHAM STATION JUST OVER 1/2 MILE AWAY
- NO FORWARD CHAIN
- EXCEPTIONAL SCHOOL CATCHMENTS
- VILLAGE APPEAL
- COUNCIL TAX BAND D



Offered to the market for the first time since its construction in 1963, this delightful three-bedroom semi-detached house presents a rare opportunity to purchase a long-cherished family home.



Built by local developer Croudace Homes, the property is ideally located in Caterham, close to the station and local shops, and is available with no onward chain.

An absolute must view!





Entrance Hall

Downstairs Cloakroom

Lounge/Diner  
22'6" x 11'3" (6.86 x 3.45)

3.23 x 2.19

FIRST FLOOR

Landing

Bedroom One  
11'6" x 11'5" (3.53 x 3.48)

Bedroom Two  
10'11" x 9'2" (3.33 x 2.8)

Bedroom Three  
8'2" x 7'11" (2.5 x 2.42)

OUTSIDE

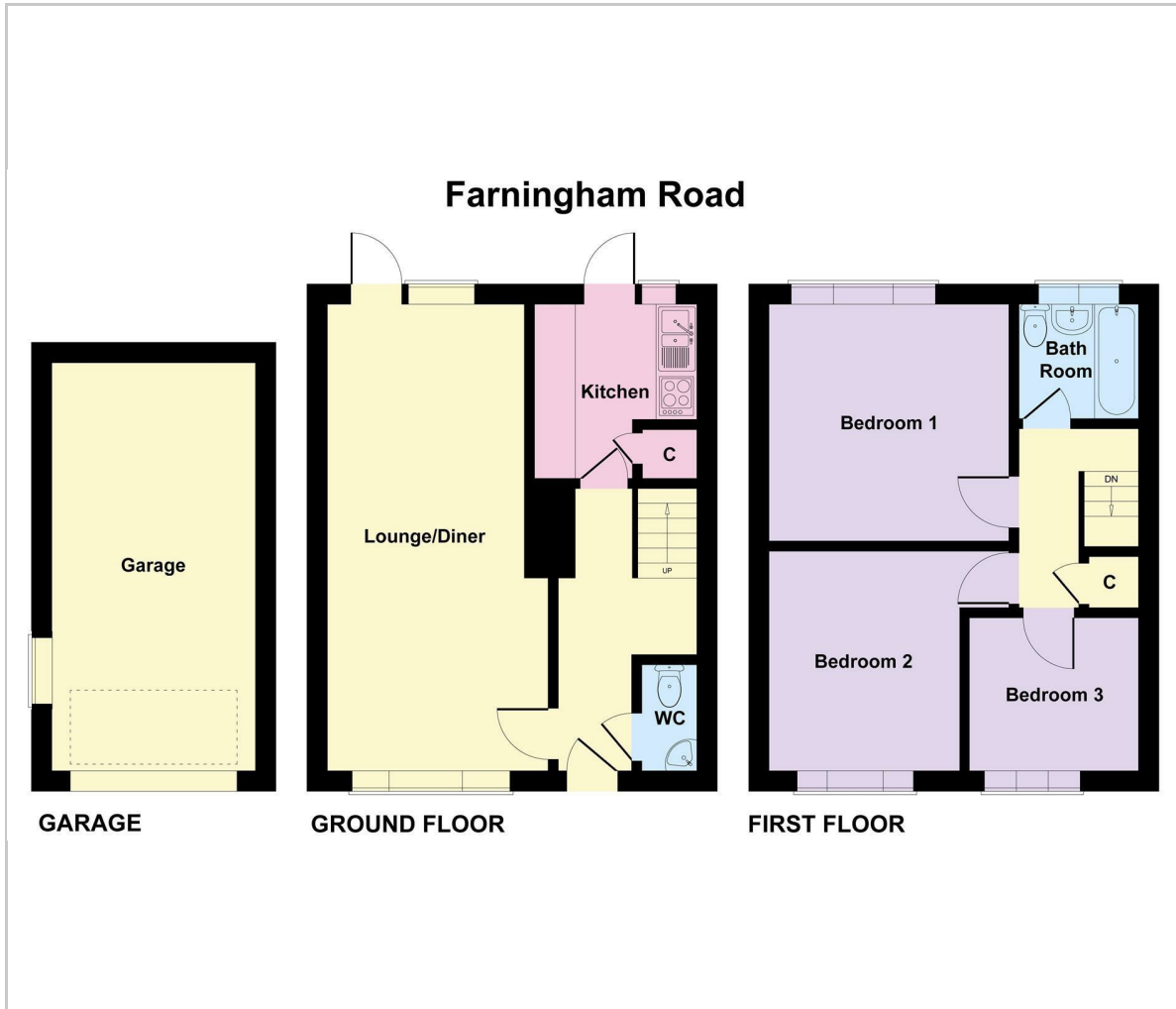
Garage

Front Patio

Long Rear Garden



## Floor Plan



## Viewing

Please contact our TMS ESTATE AGENTS Office on 01843 866055 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

