



**The Hill, Caterham, CR3 6SD**

**Offers Over £300,000**



We are pleased to offer for sale this beautifully refurbished two-bedroom maisonette, with fantastic views, a garage, an additional parking space, and private front and rear gardens.

Situated on a quiet no-through road, the property is conveniently close to Caterham town centre and train station, yet surrounded by miles of open countryside, including the Surrey Hills, an Area of Outstanding Natural Beauty, and the North Downs Way.

The accommodation has been thoughtfully upgraded and includes a brand new kitchen and bathroom, new carpets, a new boiler, and a new water cylinder (all 2025). The property is sold with no chain, a long lease, and a low service charge.

This stylish home offers a rare combination of modern interiors, excellent outdoor space, practical parking, and a tranquil yet accessible location - making it ideal for first-time buyers, downsizers, or investors.





- NO FORWARD CHAIN
- LONG LEASE
- LOW SERVICE CHARGE
- TWO BEDROOMS
- OFF-STREET PARKING
- PRIVATE GARDENS
- FANTASTIC LOCATION

Porch

Hallway

Landing

Lounge

13'3" x 11'9" (4.05 x 3.59)

Kitchen

9'5" x 8'0" (2.89 x 2.44)

Bathroom

8'3" x 5'3" (2.54 x 1.61)

Bedroom One

12'5" x 10'0" (3.8 x 3.05)

Bedroom Two

12'1" x 7'0" (3.7 x 2.15)

OUTSIDE

Garage & Parking

Front Garden

Rear Garden



## Floor Plan



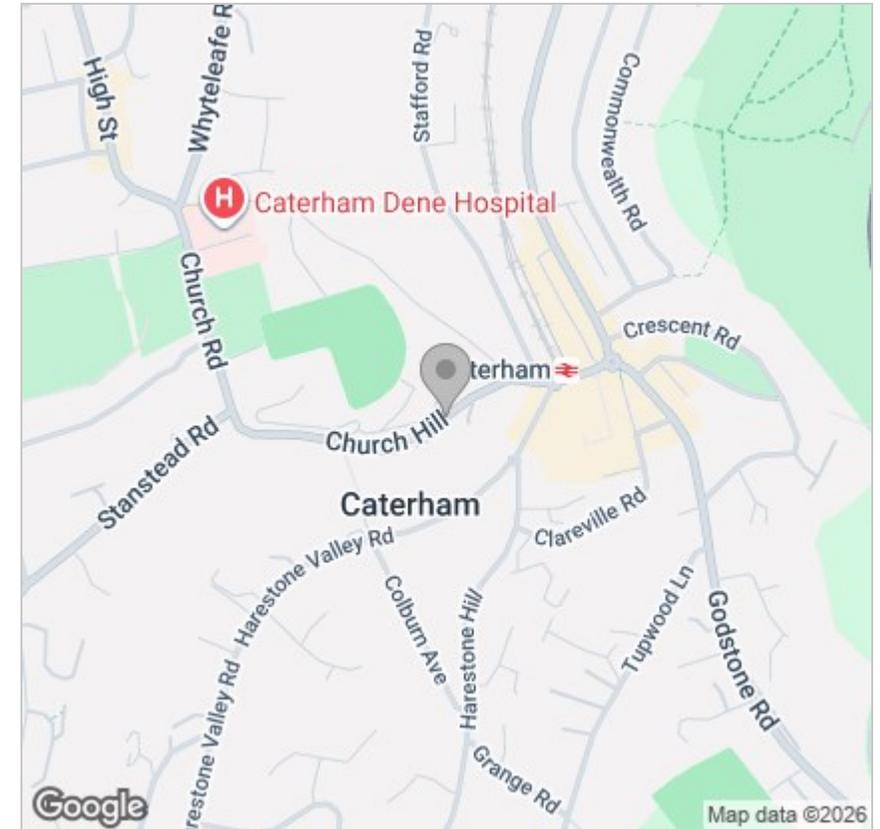
## Viewing

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.

**Kent Innovation Centre Millennium Way, Broadstairs, Kent, CT10 2QQ**  
**t 01843 866055 e info@tmsestateagents.com www.tmsestateagents.com**

## Area Map



## Energy Efficiency Graph

