



Fabulous 4 Bed family home available in a gated development in Caterham.
Available for long term rent, suitable for families and professionals. Great
access for schools and transport.
View by appointment only: hello@hallwaysproperty.uk
Available: Begin June
Open Day 24th May





Hallways are pleased to present this fabulous family home in a sought after area set off a popular road in Caterham. Situated in a gated development within easy reach of the popular amenities and convenient transport links of Caterham. Driveway parking.

This property is split over 4 floors and benefits from having lots of natural light and some pretty spectacular views across the valley.

Beautifully presented with neutral decor, this is a gorgeous home for your family in a peaceful location.

Well positioned for both primary and schools as well as Caterham Dene Hospital. A short route to the M25 for London or A22 for a weekend getaway.

On the Ground Floor you have a w.c, bedroom and spacious family room which has a beautiful balconette over looking the garden.

The Lower Ground floor comprises a very spacious open plan Kitchen / diner, which leads beautifully into the garden via double doors. The garden has been well maintained and has a patio ready for those summer evenings.

The First Floor boasts a very spacious double bedroom with en-suite, together with a further double bedroom and family bathroom.

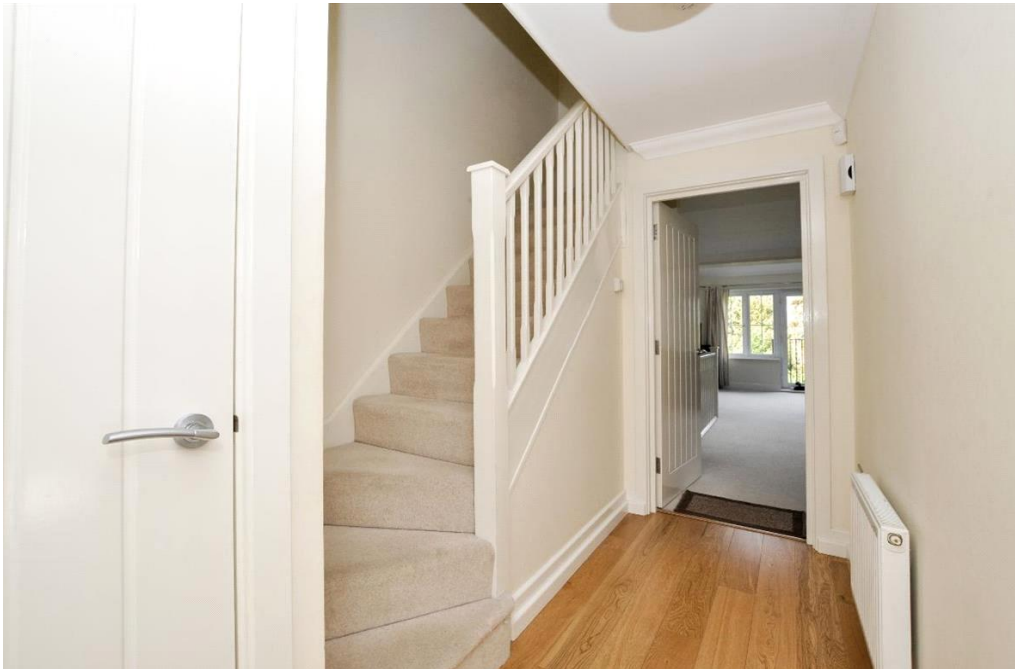
Finally the top floor provides a spacious master suite with dedicated en-suite shower room and built in wardrobes.

Take a tour with our exclusive 3D Virtual File and call:
Hallways 02035363959 to book your In Person Viewing



Council Tax Band: F (Tandridge District Council)

Deposit: £3,000



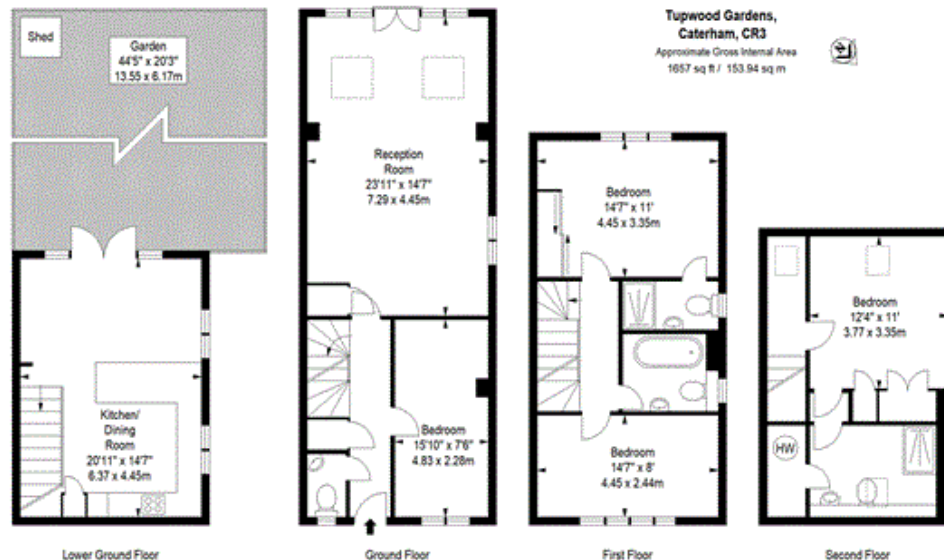


Illustration For Identification Purposes Only. Not To Scale
As Defined by RICS - Code of Measuring Practice
www.potential.co.uk

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)



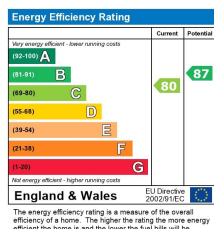
The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60



Viewing by appointment only

Hallways Estates Limited

Rothie Barn, Croydon Lane, Banstead, Surrey SM7 3BG

Tel: 07903162312 Email: hello@hallwaysproperty.uk Website: hallwaysproperty.uk/

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.