



**Hawthorne Gardens
Caterham
Surrey
CR3 5HW**

Offers in Excess of £872,000

bettermove

Hawthorne Gardens

Caterham

Bettermove are proud to present this 4 bedroom detached house in the sought after area of Caterham.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway and detached garage. The council tax band is G.

The interior of this beautifully presented property comprises a spacious living room, open plan fitted kitchen and dining room, office room and convenient WC on the ground floor. The first floor consists of 3 double bedrooms including the master bedroom with ensuite bathroom and the family bathroom. The second floor hosts a large double bedroom with an ensuite bathroom. The exterior boasts a private rear garden with a white granite patio area, perfect for enjoying the summer months.

Located in the popular town of Caterham, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Caterham Train Station, the M25 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



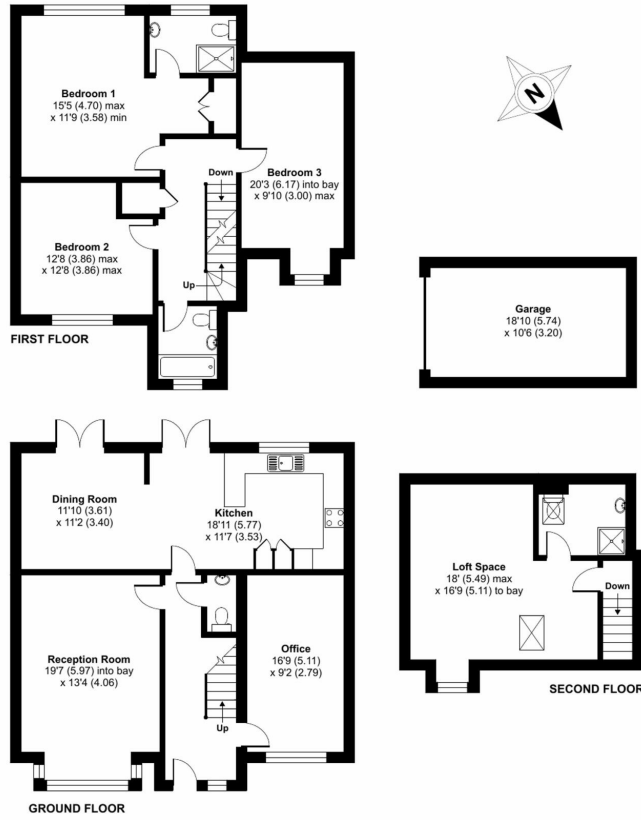
Hawthorne Gardens, Caterham, CR3

Approximate Area = 2108 sq ft / 195.8 sq m

Garage = 197 sq ft / 18.3 sq m

Total = 2305 sq ft / 214.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Park & Bailey. REF: 971989

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	81	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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