



## 12 Driscoll Way, Caterham

£425,000 Freehold

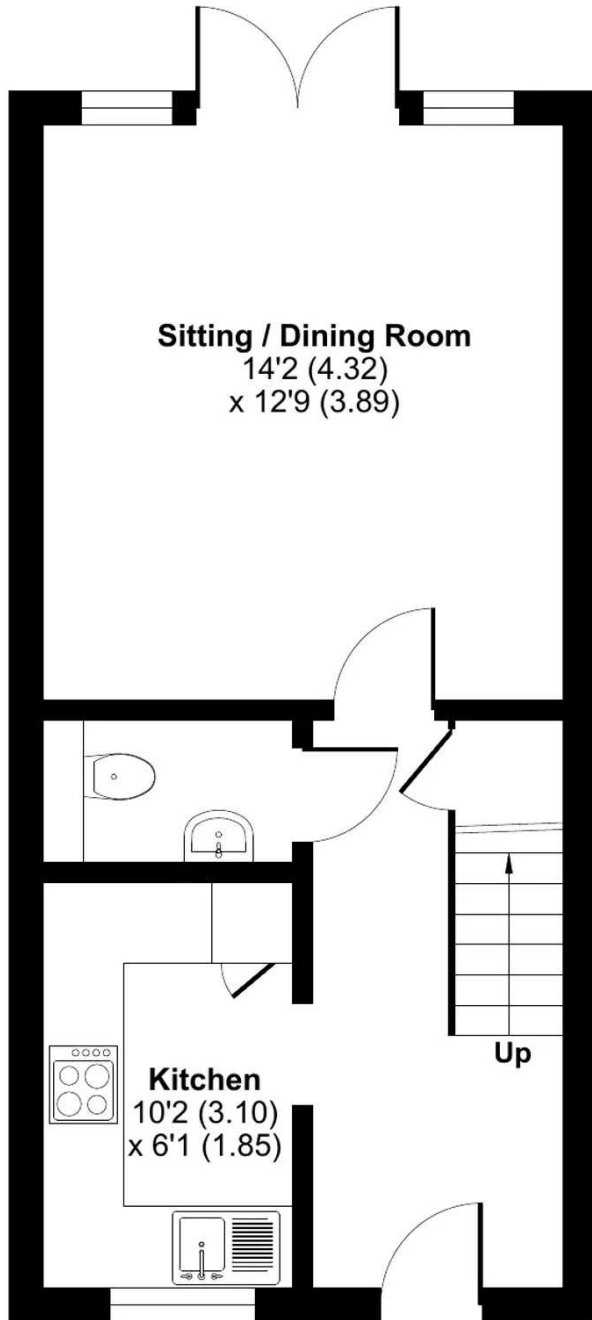
Modern development • Two double bedrooms • Off-street parking to front • Charming, low maintenance rear garden



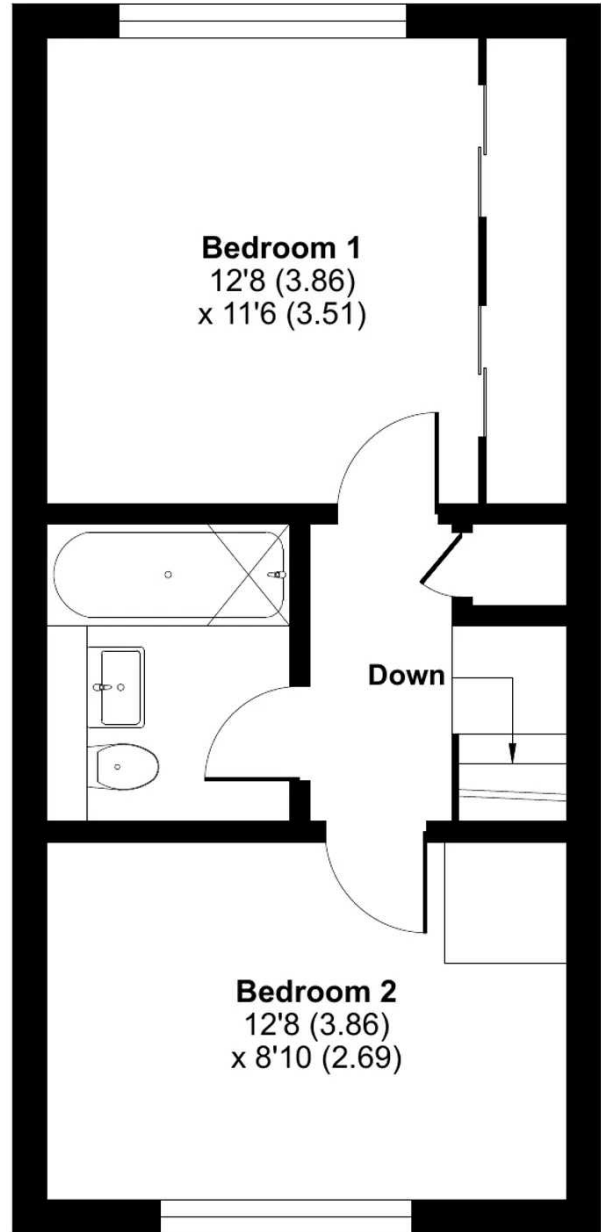
# Driscoll Way, Caterham, CR3

Approximate Area = 736 sq ft / 68.3 sq m

For identification only - Not to scale



**GROUND FLOOR**



**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checon 2023. Produced for Park & Bailey. REF: 1063757

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Introducing a remarkable example of contemporary living, this stylish two-bedroom mid-terraced house is nestled within the sought-after Oakgrove development. Presenting an exceptional opportunity for those seeking a high-quality home, that is truly ready to move into without the need for any improvements.

The ground floor encompasses a living and dining area, overlooking the garden and flooded with natural light, this inviting space offers both comfort and versatility, ideal for entertaining guests or simply unwinding after a long day. The well-appointed, front aspect kitchen

The property boasts two generously proportioned double bedrooms located on the first floor, with the rear aspect master providing ample storage solutions. The contemporary family bathroom, conveniently situated on the first floor, exudes style and sophistication with its sleek fixtures and fittings.

Externally, the property continues to impress, with off-street parking available to the front, providing utmost convenience for residents. To the rear, a charming low-maintenance garden awaits, offering a tranquil space to relax. A patio area provides the perfect setting for al fresco dining or lounging, while a well-maintained lawn offers the opportunity for some peaceful relaxation. The combination of these elements ensures that the rear garden is a private oasis of serenity.

Situated within a desirable and sought-after development, this property benefits from excellent transport links, with convenient access to major roads and public transportation. Local amenities are also within easy reach, including shops, schools, and recreational areas, making it an appealing choice for first-time buyers, downsizers and investors alike.

In summary, this beautifully presented two-bedroom mid-terraced house not only offers a high standard of modern elegance but also ensures a harmonious balance between stylish interiors and a low-maintenance rear garden. With its sought-after location and excellent transport links, this property represents a rare opportunity to acquire a truly exceptional home.

As part of the service we offer, we may recommend ancillary services to you which we believe will help your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services, but where you do, you should be aware of the following referral fee information. You are also free to choose an alternative provider.

Cook Taylor Woodhouse Solicitors – £250

Taylor Rose Solicitors – £250

AV Rillo – £250



The property is situated on this prestigious Berkeley Homes development. There are local shopping facilities in Caterham on the Hill including Tesco store at the Village, bus route, health centre, library, restaurants and pubs, whilst Caterham Valley offers a wider selection of shops, including two supermarkets and mainline station. The area is close to open countryside whilst the motorway network can be accessed via junction 6 off the M25 at Godstone.



- Modern development
- Two double bedrooms
- Off-street parking to front
- Charming, low maintenance rear garden

