



Brauer Heights, 1a Beechwood Gardens, Caterham, CR3 6NH

[www.jamesdeanproperty.co.uk](http://www.jamesdeanproperty.co.uk)



# JAMES DEANE

ESTATE AGENTS

This attractive new build home has been delivered by House of Building Group, a local company that is renowned for exceptional delivery of luxury and modern family homes. These homes have been sympathetically designed to share the character features of the other properties within the area. The property offers a more traditional external look combined with contemporary design. The striking high ceilings and characteristics are more typical of period homes whilst the properties include underfloor heating throughout the ground floor, conventional heating to first and second floors and delivering renewable energy technology via solar panels.

The living accommodation has been thoughtfully designed, offering modern family areas to be enjoyed including an open plan kitchen/dining room and a spacious living room. The open plan kitchen includes fully integrated appliances, coloured finished cabinetry complimented by Quartz work surfaces and large



corner Bi-Fold doors creating a seamless transition between inside and out, offering a wonderful entertaining space.

Arranged over three floor, all four bedrooms are doubles with fitted wardrobes. The Master Bedroom Suite again offers fitted wardrobes and a fabulous ensuite, the Velux balcony affords you the opportunity to take advantage of the wonderful views. The family bathroom is well appointed, with both bath and walk-in shower along with shower alcoves and vanity units.

Both stunning homes benefit from off street parking offering space for two cars per home. The side gate opens into the rear garden which has been fully landscaped, laid with fusion of stone patio and composite decking the remaining area is laid to lawn with timber sleeper retainers and well stocked flower beds.

Note: Some of these furniture images are Computer Generated Images (CGI) for marketing purposes only.

EPC Rating:C

**£2,850**



# Floor plan



**Beechwood Garden, CR3**  
**Approx. Gross Internal Floor Area 1,362 sq. ft. (126.57 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright Property Portraits | www.propertyportraits.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	78	81

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

TENURE:  
Council Tax Band: E

[www.jamesdeanproperty.co.uk](http://www.jamesdeanproperty.co.uk)



**JAMES DEAN**  
ESTATE AGENTS

67 HIGH STREET, REIGATE, RH2 9AE  
 T: 01737 242331 F: 01737 243481  
 E: reigate@jamesdeanproperty.co.uk

66 VICTORIA ROAD, HORLEY, SURREY, RH6 7PZ  
 T: 01293 784411 F: 01293 784422  
 E: info@jamesdeanproperty.co.uk

Please note that no appliances or systems have been tested. All measurements are approximate and must not be relied upon for any purpose. Any appliances listed in these details may not be included in the sale price. These particulars do not form any part of an offer or contract and their accuracy cannot be guaranteed. Lease information where applicable has been provided by the vendor. James Dean cannot be held liable if the information is incorrect.