



45 Newstead Rise

Caterham, CR3 6RS

Guide Price £450,000



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Offered to the market with no onward chain, this extended three bedroom semi detached home is set in an elevated position within a quiet residential cul de sac, just under a mile from Caterham town centre and station.

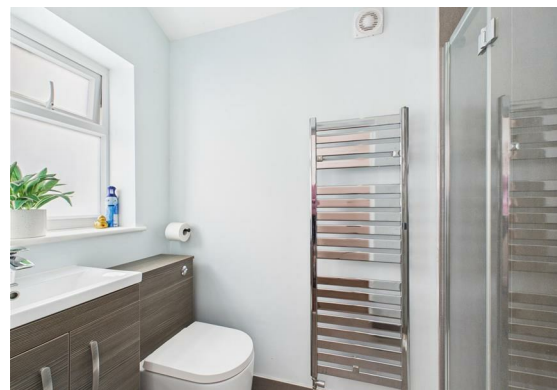
The ground floor has been extended to create a bright open plan kitchen and dining space with modern fittings, integrated appliances and French doors to the garden. A separate lounge at the front enjoys a bay window and open outlook, while a downstairs shower room adds convenience.

Upstairs features three bedrooms, including two doubles, with the main bedroom benefiting from a built-in wardrobe. The third bedroom is currently used as a home office or dressing room, and there is also a modern family bathroom.

The rear garden is a real highlight, with a generous layout that includes planters, lawn, and a patio leading to a large raised seating area at the rear, ideal for taking in the views and evening sunsets. Gated side access also adds practicality.

With local shops, schools and transport all close by, this is a superb opportunity for buyers looking for space, light and a peaceful yet well connected location.





Entrance Hall
12'7" x 4'9" (3.85m x 1.46m)

Living Room
11'6" x 11'0" (3.51m x 3.36m)

Kitchen/Diner
10'10" x 20'7" (3.32m x 6.28m)

Shower Room
8'5" x 3'7" (2.59m x 1.11m)

Landing
7'10" x 3'7" (2.41m x 1.11m)

Bedroom
11'10" x 10'0" (3.63m x 3.05m)

Bedroom
11'1" x 10'0" (3.38m x 3.05m)

Bedroom
6'7" x 6'0" (2.02m x 1.83m)

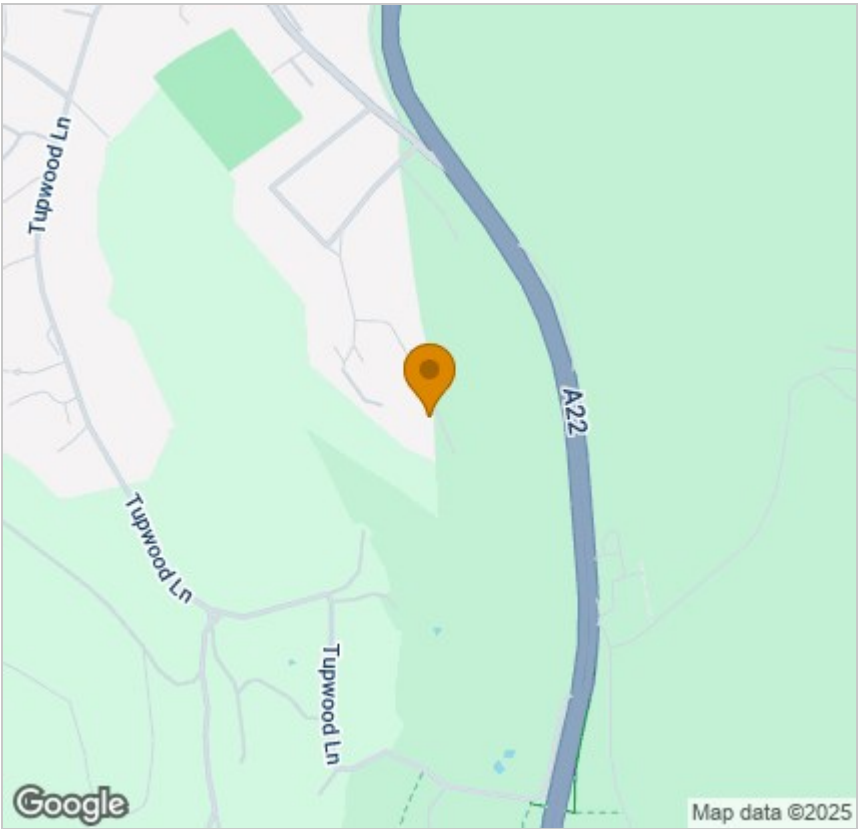
Bathroom
5'7" x 5'10" (1.72m x 1.8m)



Floor Plan



Area Map



Viewing

Please contact our Coulsdon Sales Office on 0208 763 8878 if you wish to arrange a viewing appointment for this property or require further information.



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Energy Efficiency Graph

