



ASHLEIGH FLETCHER

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**exp** UK

Caterham, Surrey

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**A rare opportunity to secure a home in one of Caterham Valley's most coveted developments. Chiltern Place, a development where people move in and rarely move out, with only 12 apartments in the block and a sense of community that's increasingly hard to find.**

The lounge opens onto a private patio area, offering a pleasant outdoor space to enjoy, while the separate kitchen provides ample storage and workspace, including an integrated washing machine, Neff oven, hob, and microwave.

**The main bedroom benefits from fitted wardrobes and an en-suite shower room, while the second bedroom is ideal for guests, a home office, or additional family members. A further main bathroom completes the accommodation.**

Positioned on the ground floor, this two-bedroom, two-bathroom home offers convenience, security, and an enviable location on Harestone Valley Road—one of the most sought-after addresses in Caterham.



**Chiltern Place is set within beautifully landscaped communal gardens, providing a peaceful setting while still being within walking distance of Caterham's town centre, which can be reached in approximately 10 minutes on foot.**

Residents enjoy secure underground parking, with a private lock-up storage unit, and lift access from the car park, making it particularly well-suited to both professionals and downsizers seeking ease and accessibility.













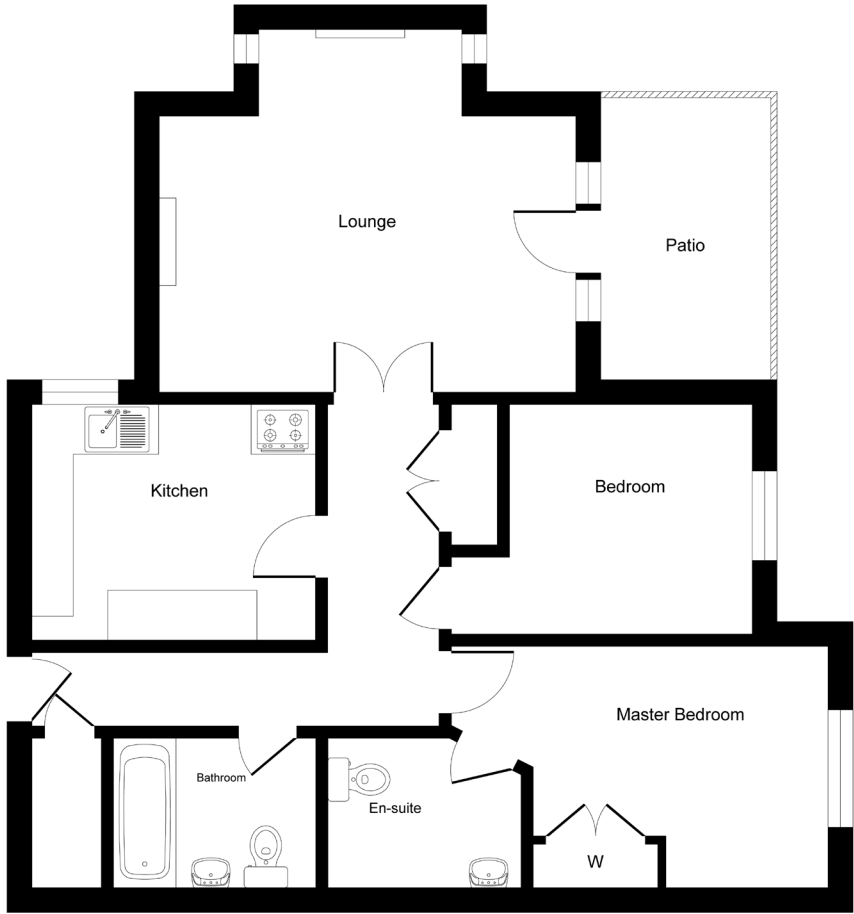
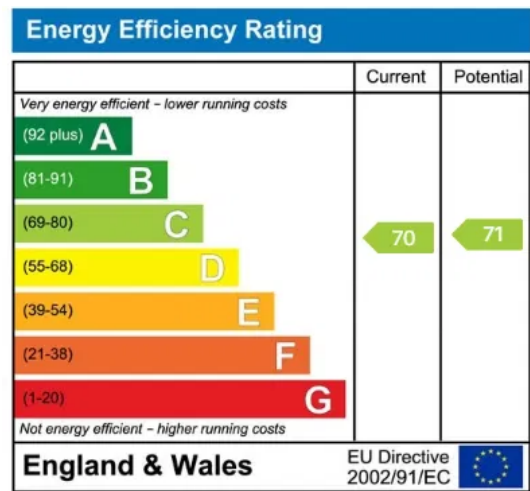
For those commuting, Caterham Station is just 0.4 miles away, offering direct trains to London Bridge in approximately 44 minutes and to London Victoria in around 50 minutes.

The M25 motorway is easily accessible via Junction 6, providing connections to Gatwick, Heathrow, and the wider motorway network.

Caterham town centre offers a range of independent shops, cafés, and essential amenities, including Waitrose and Morrisons, both approximately 0.5 miles away. For those who enjoy the outdoors, Queens Park and the North Downs are within easy reach, offering scenic walks and recreational spaces.

Opportunities to purchase in Chiltern Place are rare, making this a fantastic chance to secure a property in a well-regarded, tightly held development.

Council Tax Band: E



Measurements and dimensions are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.