



Eldon Road, Caterham, CR3 5JR

Offers in excess of £550,000





# PROPERTY SUMMARY

## OVERVIEW

A well-kept three double bedroom semi-detached home. Situated in the highly sought-after location in Caterham On The Hill. The property benefits from a large driveway, garage and a landscaped garden.

### ACCOMMODATION

The property has a driveway that can accommodate up to 4 cars and a garage. The garden is spacious and has a patio and grass area, which are kept private with planting around the border. The accommodation has a modern and contemporary style throughout. On the ground floor, there is a bright entrance hallway, reception room, dining room, w/c, kitchen, and conservatory. Both the conservatory and kitchen provide access to the well-maintained garden. The first floor offers three double bedrooms, one with an en-suite, and a family bathroom. The accommodation is bright and spacious throughout, providing a sense of versatility.

### LOCATION

Eldon Road is a popular residential street. The property is within walking distance to the Tesco store at the Village, and amenities such as a health centre, library, restaurants and pubs. You will also have Caterham On The Hill on your doorstep which holds shops and restaurants. Caterham offers a comprehensive range and selection of shops including two supermarkets and a mainline train station. The area is close to open countryside whilst the motorway network can be accessed via junction 6 off the M25 at Godstone. The Surrey National Golf Club is also within a short distance of the property. You also have the bonus of multiple schools within close distance, with great ratings. Direct train services to London Bridge and Victoria are from Caterham (1.4 miles) and additionally, both Upper Warlingham and Coulsdon South stations are a short distance away. The A22 offers easy access back into London while the M25/M23 provide fantastic commuting links to Gatwick and the South East.

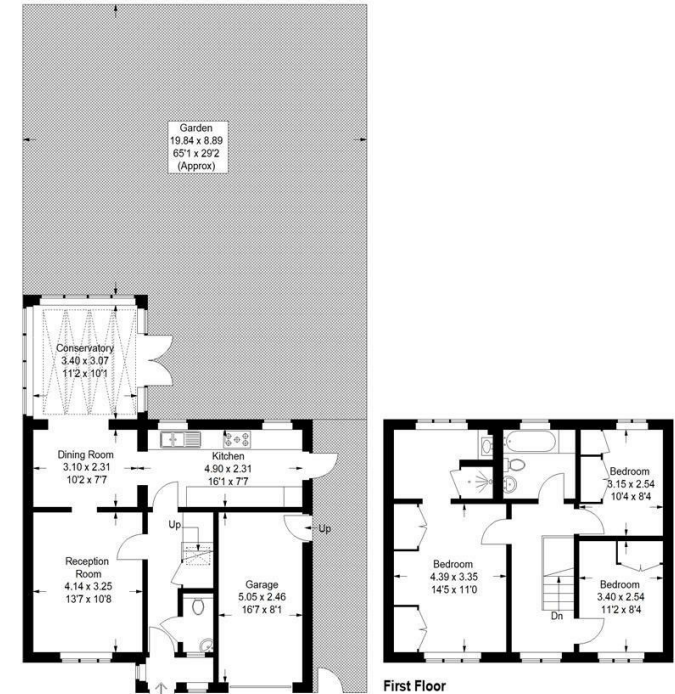
### DISCLAIMER

"These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested."

### Eldon Road, CR3

Approximate Gross Internal Area  
108.1 sq m / 1164 sq ft  
Garage = 13.0 sq m / 140 sq ft  
Total = 121.1 sq m / 1304 sq ft

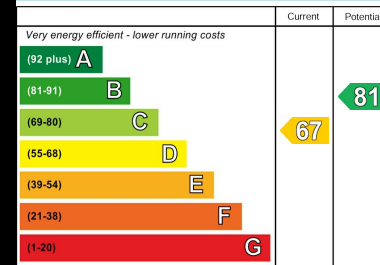


Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1076559)



### Energy Efficiency Rating

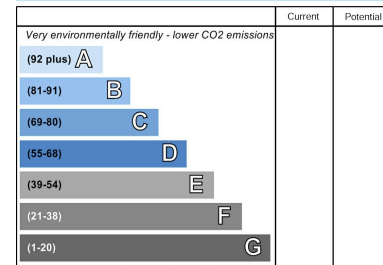


England & Wales

EU Directive 2002/91/EC



### Environmental Impact (CO<sub>2</sub>) Rating



England & Wales

EU Directive 2002/91/EC



5C HIGH STREET, CATERHAM, SURREY, CR3 5UE

T: 01737 400 096 | E: HELLO@MONOCHROMEHOMES.CO.UK | MONOCHROMEHOMES.CO.UK

