



Colliers, Caterham, CR3 6RL

Guide price £375,000

*Mc.* MONOCHROME | HOMES

# PROPERTY SUMMARY

## OVERVIEW

This ground-floor maisonette is not one to be missed. The property benefits from two double bedrooms, large lounge/diner, a garage, parking and a well-maintained garden.

### Accommodation

This ground-floor maisonette is located in a secluded cul-de-sac near the town. The property features a private garden, garage, and parking. It has private entrances leading through a double-glazed porch. Inside, you'll find two double bedrooms, a family bathroom, a spacious kitchen area, and a large lounge/diner with a conservatory that opens out into the well-maintained garden. The property is bright and airy throughout and is in an excellent condition.

The garden is a fantastic space with a patio, grass area, and a ready-to-use bar. Additionally, there is a single garage and a convenient storage shed.

This property is great for downsizers, first-time buyers and investors.

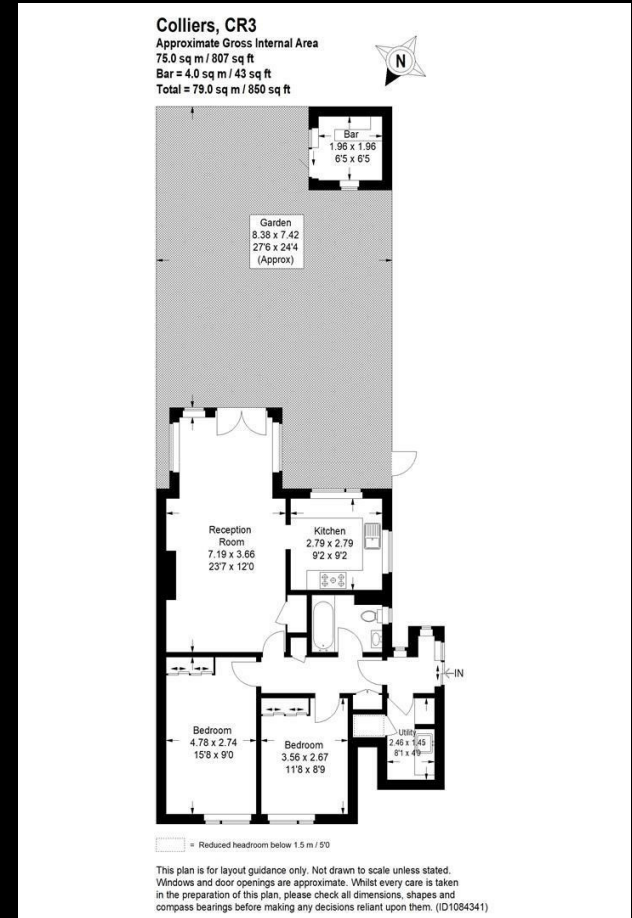
### Location

Colliers is situated in a fantastic location, just a short walk from the town centre. The area boasts a variety of shops, including Waitrose and Morrisons, as well as coffee shops and pubs. Caterham station provides easy access to London, and there are numerous bus routes connecting to Redhill, Purley, and Croydon. The nearby M25 offers convenient access to Gatwick and the South Coast. Additionally, The Miller Centre theatre and St. John's church are right on your doorstep. White Knobs Park and woodland are close by, and the North Downs, perfect for countryside walks, are within a mile.

### 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."



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(81-91) B			(92 plus) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs					
Not environmentally friendly - higher CO <sub>2</sub> emissions					
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC
		65			75

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

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

