



Mc. MONOCHROME | HOMES

Churchview Close, Caterham, CR3 6EZ

Guide price £375,000

PROPERTY SUMMARY

OVERVIEW

A well presented and spacious two bedroom executive apartment situated on a quiet and secluded development a stone throws from Caterham Town Center.

ACCOMODATION

The property enjoys generous living space with modern decor throughout. It comprises of a kitchen with integrated appliances, two double bedrooms, both holding en-suites and built in storage. The living space views over the communal garden allowing in plenty of natural light. The property boasts a lift and an entry phone system.

A large and attractive communal garden can be found at the rear, as well as a covered bin store. The property is well located, being close to local shops and 0.2 miles from a mainline station. The property is in excellent condition throughout. You have the luxury of allocated parking at the front of the property as well as visitors parking.

LOCATION

Churchview Close is situated on a popular residential street. The property is walking distance to Caterham Valley hosting many amenities such as an health centre, library, restaurants and pubs. Caterham offers a comprehensive range and selection of shops including two supermarkets and 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. Direct train services to London Bridge from Caterham 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."



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B	82	83
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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