



Mc. MONOCHROME | HOMES

Spencer Road, Caterham, CR3 5LF

Guide price £600,000

PROPERTY SUMMARY

OVERVIEW

**** GUIDE PRICE £600,000 - £625,000 **** Presenting a well-presented five-bedroom semi-detached home situated in Caterham-On-The-Hill. The property benefits from a large driveway, five bedrooms, three reception rooms and a well-maintained garden.

Accommodation
Located on the highly sought-after Spencer Road in Caterham on the Hill, this generously sized five-bedroom semi-detached home offers versatile living space, ideal for families and professionals alike. Presented in good condition throughout, the property combines comfort, functionality, and a desirable location.

The ground floor boasts three well-proportioned reception rooms, offering flexibility for entertaining, relaxing, or setting up a dedicated dining area or playroom. A separate kitchen and utility room provide practical day-to-day living, while a convenient downstairs shower room adds further flexibility.

Upstairs, the property features five bedrooms, one currently used as a home office — perfectly suited for remote or hybrid working. A family bathroom and separate WC serve the upper level, and there is ample built-in storage throughout the home.

To the rear, a well-maintained garden with a patio area creates a private outdoor space, ideal for summer entertaining or relaxing with family. The front of the property offers a driveway with off-street parking for multiple vehicles — a rare and valuable feature in this popular area.

Ideally situated close to local schools, shops, and transport links, this spacious and well-presented home is perfect for buyers seeking both convenience and comfort in a prime Caterham location. I would highly recommend early viewing.

Location
Nestled on the highly sought-after Spencer Road in Caterham on the Hill, this property offers a perfect blend of suburban tranquility and convenient access to local amenities. Within a mile of the bustling High Street, residents can enjoy a variety of shops, including grocery stores, a butcher, pharmacy, post office, and other specialty retailers. For larger shopping needs, a Tesco supermarket is located at The Village on Coulsdon Road.

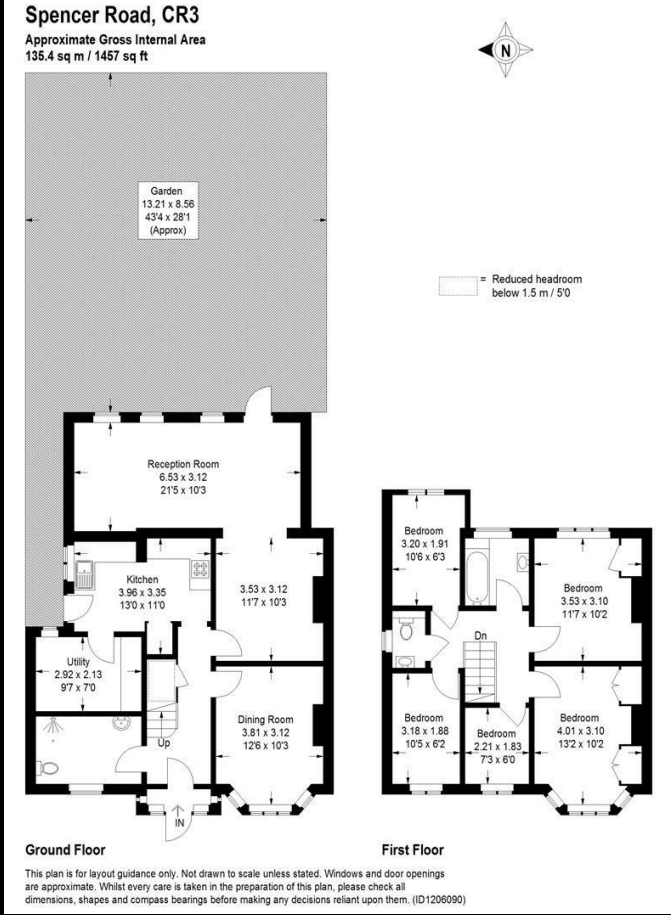
Families will appreciate the proximity to a selection of schools catering to all ages, both public and private, ensuring excellent educational options for children.

The area is surrounded by miles of open countryside, including Coulsdon Common and Kenley Aerodrome, offering numerous walking and recreational opportunities.

Commuters will benefit from excellent transport links, with bus stops nearby offering services to Caterham, Purley, and beyond. The nearest train stations, Whyteleafe South and Upper Warlingham, are within walking distance, providing direct services into Croydon and Central London.

With its combination of rural charm and urban convenience, Spencer Road offers an enviable lifestyle in one of Surrey's most desirable locations.

Disclaimer



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		
(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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