



*Mc.* MONOCHROME | HOMES

Ninehams Close, Caterham, CR3 5LQ

Asking price £500,000



# PROPERTY SUMMARY

## OVERVIEW

This stunning three-bedroom home on Ninehams Close offers exceptional features and comfortable living, including versatile living space and well-proportioned bedrooms, a good-sized garden, driveway and garage. Making this home an ideal choice for families or professionals alike.

### Accommodation

Situated in a quiet residential cul-de-sac in the heart of Caterham on the Hill, this stunning three-bedroom Chalet Bungalow offers generous living space, versatile accommodation, and a charming rear garden – perfect for families or those seeking flexible ground-floor living.

The property boasts two spacious reception rooms, ideal for relaxing or entertaining, and a bright, airy kitchen with a dedicated dining area, seamlessly connected to the garden for a great indoor-outdoor flow. Off the kitchen, you'll find a useful study or home office, which also provides access into the garden.

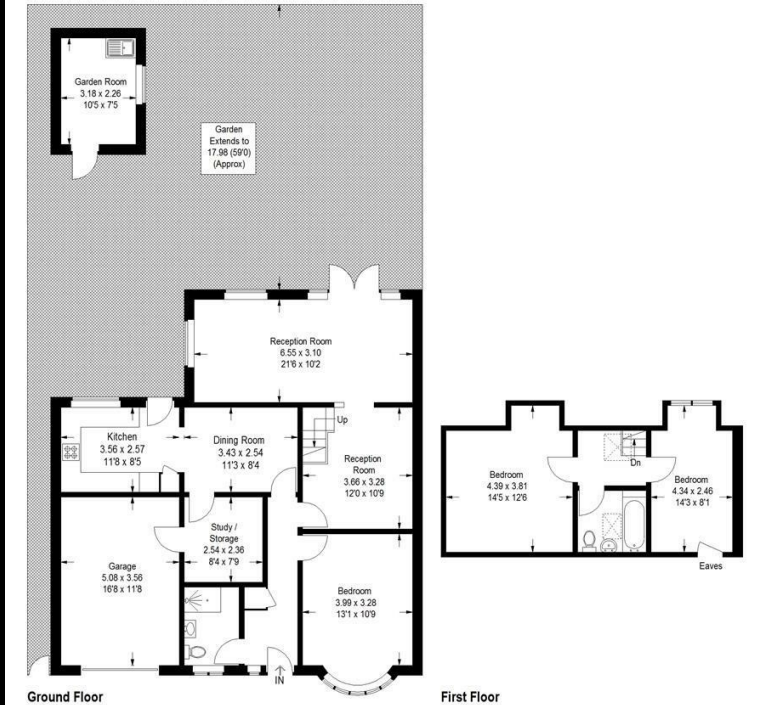
The accommodation includes three well-proportioned bedrooms – two located on the first floor and one conveniently on the ground floor – as well as two modern bathrooms, one on each level, offering added flexibility for family living or guest accommodation.

Outside, the property continues to impress with a sunlit rear garden featuring a patio area, lawn, greenhouse, and a useful outhouse – perfect for storage, hobbies or additional workspace. A private driveway provides off-street parking for one car.

Ninehams Close offers a peaceful setting while being close to local amenities, schools, and transport links, making this an ideal home for a range of buyers looking to put their own stamp on a property.

### Ninehams Close, CR3

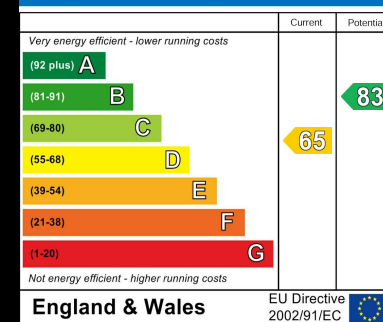
Approximate Gross Internal Area  
(Including Garage)  
138.4 sq m / 1489 sq ft  
Garden Room = 7.4 sq m / 80 sq ft  
Total = 145.8 sq m / 1569 sq ft



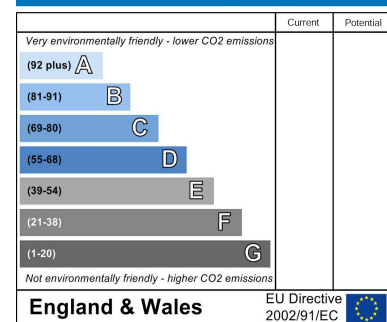
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID: 1208539)



### Energy Efficiency Rating



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



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

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

*Mc.* MONOCHROME | HOMES