



Mc. MONOCHROME | HOMES

Newbery Close, Caterham, CR3 6GD

Guide price £650,000

PROPERTY SUMMARY

OVERVIEW

A beautifully presented three/ four-bedroom Townhouse located on Newbery Close in Caterham On The Hill. This home is spacious and bright throughout, holds a large living space, a driveway and a garage. Perfect for a family looking for somewhere they can move straight into!

ACCOMODATION

This attractive three/four bedroom semi-detached townhouse combines modern style with flexible living, arranged across three well-planned floors. Set on a popular residential road on the outskirts of Caterham, the property benefits from off-street parking, an integral garage and a landscaped rear garden with uninterrupted views over open countryside.

The ground floor opens into a bright entrance hall with a guest WC and handy storage. To the rear, a spacious kitchen/dining room connects effortlessly with a conservatory, creating a wonderful everyday living space. Bi-fold doors lead directly to the garden, while the kitchen itself offers a sleek, contemporary finish with fitted units, quality work surfaces, a halogen hob, electric oven and space for appliances.

The first floor provides a comfortable reception room (which can also serve as a fourth bedroom) with a wood-burning stove, alongside a further bedroom and a modern family bathroom with both bath and separate shower.

Upstairs, the top floor features two generous double bedrooms. The principal bedroom includes built-in wardrobes and a stylish en-suite shower room, while the second is equally well-sized and light-filled.

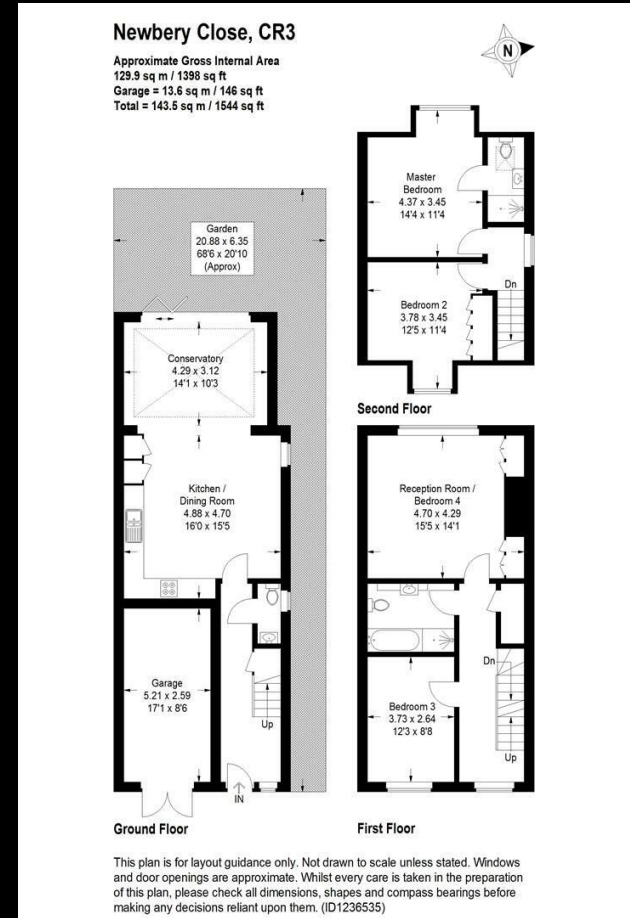
LOCATION

The property is within walking distance to Caterham Valley and Caterham On The Hill, which hold many amenities, such as high street shops, a library, restaurants and pubs. 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. Direct train services to London Bridge and Victoria are from Caterham station which is a 6-minute walk. The A22 offers easy access back into London while the M25/M23 provide fantastic commuting links to Gatwick and the South East. Nearby you will find stunning countryside walks across Coulsdon Common and Happy Valley, a true depiction of the Great British countryside. There are many well-regarded schools in the area including Oakhurst which is a short walk.

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					
(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					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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