



Milner Road, Caterham CR3 6JR

welcome to Milner Road, Caterham

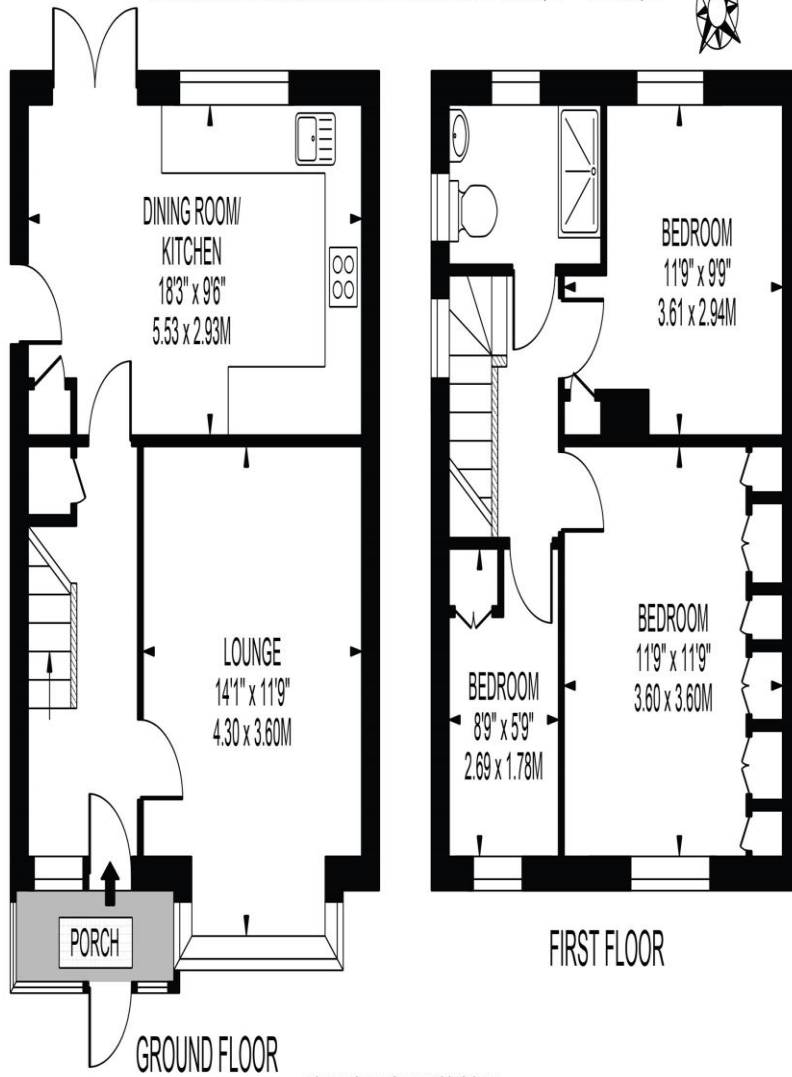
Nestled in a peaceful and desirable location, this beautifully presented three-bedroom semi-detached family home boasts breathtaking views over Caterham Valley. Offering the perfect blend of modern comfort and serene surroundings, this property is ideal for families or professionals seeking a spacious and stylish home. The property comprises of welcoming living space with a charming bay front window, allowing plenty of natural light and providing a cozy atmosphere. The heart of the home, this large open-plan space features a modern fitted kitchen, perfect for both everyday family life and entertaining guests. Well-proportioned bedrooms, offering comfortable and versatile living spaces. A recently refurbished, modern shower room designed with convenience and style in mind. The property benefits from a larger-than-average private rear landscaped garden. At the top of the garden, you'll be treated to spectacular views of the valley-an ideal spot to unwind or entertain outdoors. Conveniently located at the front of the property, ensuring hassle-free parking.

The house is a short walk from the station. Three parks are within walking distance and the house is in catchment for excellent schools including Audley, Hillcroft and St John's. Enjoy the best of both worlds with the North Downs on your doorstep plus nearby stations at Caterham and Upper Warlingham, taking you to London Bridge. Caterham Town Centre is a short walk away with a variety of cafés, restaurants and Supermarkets.



MILNER ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 798 SQ FT - 74.14 SQ M



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ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



welcome to

Milner Road, Caterham

- Three Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- Modern Family Shower Room
- Large Private Rear Garden

Tenure: Freehold EPC Rating: D

£465,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SAN106904



Property Ref:
SAN106904 - 0012

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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