



Matlock Road, Caterham CR3 5HP

welcome to Matlock Road, Caterham

This property is a spacious three-bedroom detached bungalow, ideally situated in the heart of Caterham on the Hill. It features a generous through-lounge that serves as both a dining and reception area, perfect for entertaining or family gatherings. The modern kitchen is well-equipped and offers ample space for meal preparation. All three bedrooms are doubles, with one currently set up as a home office, providing flexibility for those who work remotely or need additional living space. The contemporary family bathroom is finished to a high standard, offering both style and functionality. Outside, the property boasts a large garden with a versatile garden house, perfect for hosting garden parties or serving as an additional workspace for remote work. The bungalow also includes a garage and a substantial driveway that can accommodate multiple vehicles, offering convenience and ample parking space.

Matlock Road is situated in the popular tree lined Caterham on the Hill and is short walk from Town End shops which provide a Tesco, Co-op, coffee shops and convenience stores. The closest station is Caterham Station which provides fantastic links into London. The property is surrounded by greenery with Queens Park Road, Westway Common, Surrey National Golf Course and Happy Valley a short distance away. There are a number of local schools to choose from such as Clifton Hill School, Hillcroft Primary School, Essendene Lodge School, Oakhyrst Grange School and Caterham Prep.

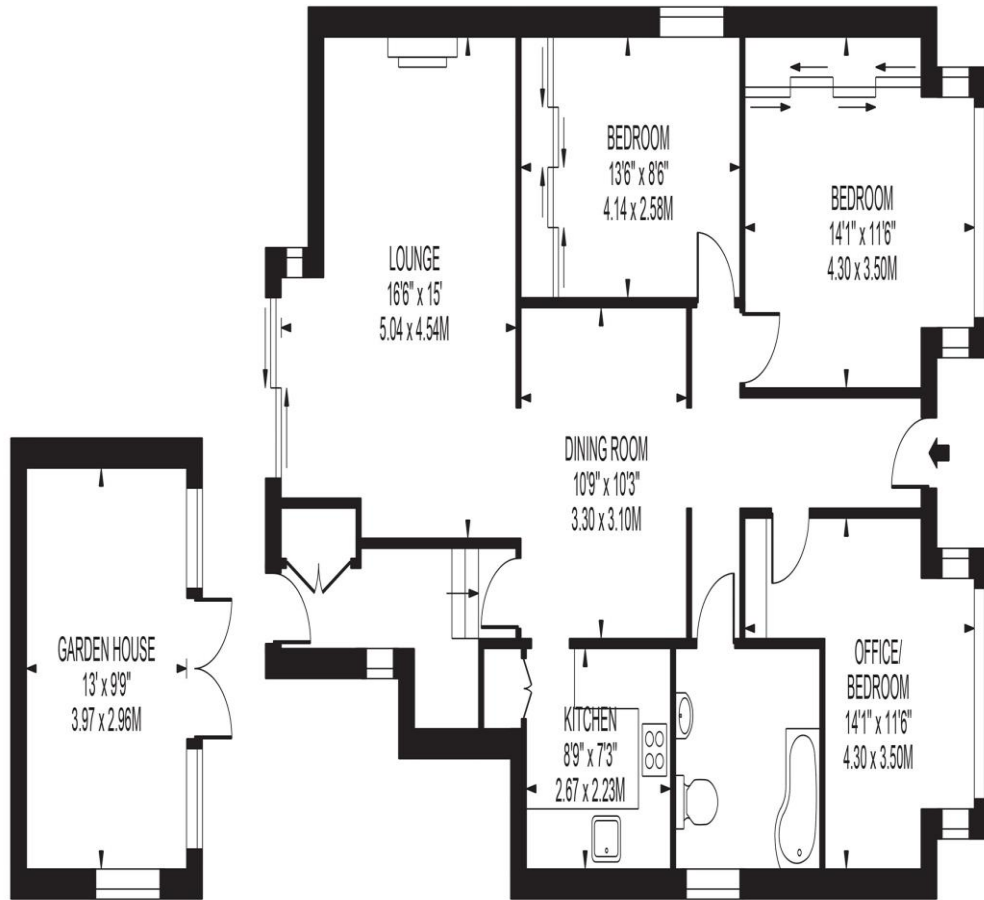


MATLOCK ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1010 SQ FT - 93.84 SQ M

(EXCLUDING GARDEN HOUSE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARDEN HOUSE: 126 SQ FT - 11.75 SQ M



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
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welcome to

Matlock Road, Caterham

- Detached Bungalow
- Three Double Bedrooms
- Spacious Through Lounge Reception Room
- Modern Kitchen
- Modern Family Bathroom

Tenure: Freehold EPC Rating: D

guide price

£650,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SAN107147



Property Ref:
SAN107147 - 0008

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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