



Cromwell Road, Caterham CR3 5JF

welcome to
Cromwell Road, Caterham

***Spacious and modern family home
with garage and off-street parking.***

This well-presented and modern end-of-terrace house offers an exceptional blend of space, functionality, and location. Set across three floors, the property features four generously proportioned bedrooms, including a principal bedroom complete with a private en-suite, and a further well-appointed family bathroom. Ideal for growing families or those who value extra space, the layout is thoughtfully designed for both comfort and practicality.



On the ground floor, a bright and spacious reception and dining room provides a welcoming area for relaxation and entertaining. The separate kitchen is well-equipped, offering ample storage and workspace, while maintaining a good flow with the rest of the living space and direct access to the garden via French doors.



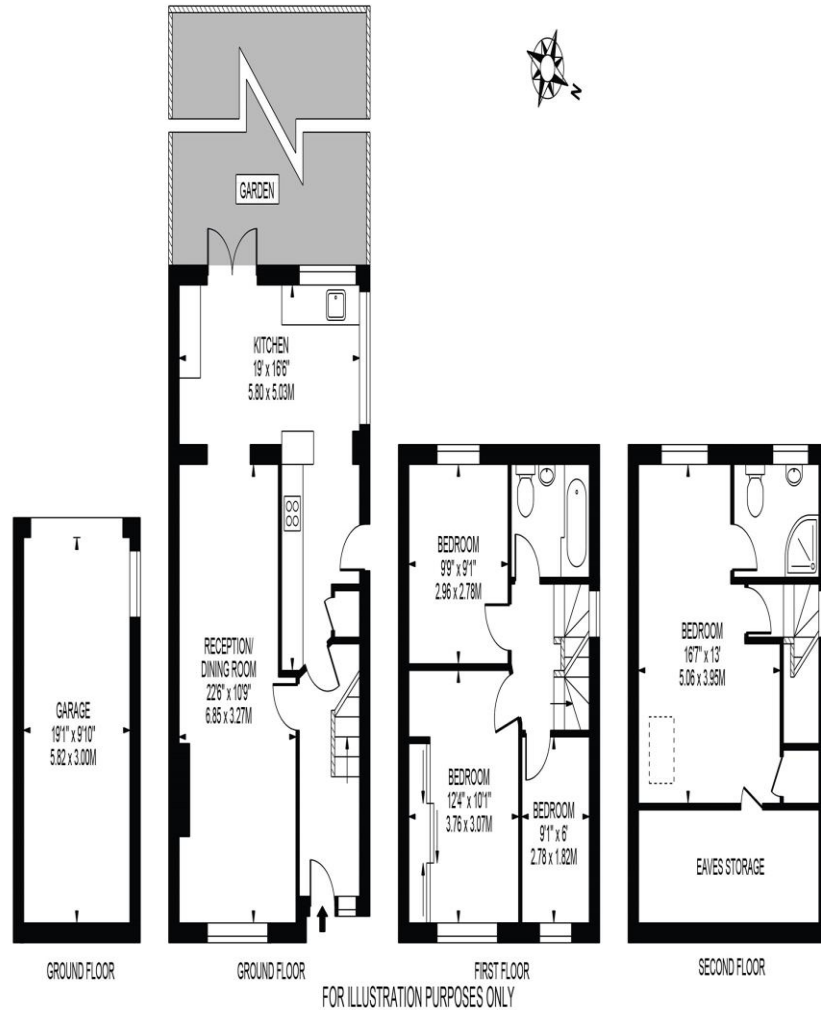
CROMWELL ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1277 SQ FT • 118.64 SQ M

(INCLUDING EAVES STORAGE & EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL AREA OF EAVES STORAGE: 93 SQ FT • 8.64 SQ M

APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 188 SQ FT • 17.46 SQ M



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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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.



Outside, the property boasts a beautifully arranged two-tiered garden. The upper level features a raised decking area-perfect for outdoor dining or summer gatherings-while steps lead down to a well-maintained lawn below, offering a safe and private area for children to play or for quiet moments of retreat.

Additional benefits include a private garage and off-street parking for one car, a highly valued asset in this residential area. Cromwell Road is ideally located for access to the amenities of Caterham on the hill and the surrounding area, with a selection of local shops, cafes, and schools nearby. The area also benefits from proximity to open green spaces and woodland including Coulsdon common just a stone's throw away.

welcome to

Cromwell Road, Caterham

- Four Bedrooms
- Two Bathrooms (one en-suite)
- Generous Lounge/Diner
- Separate Kitchen
- Two-tiered Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£500,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SAN107794



Property Ref:
SAN107794 - 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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barnard marcus



020 8651 6363



sanderstead@barnardmarcus.co.uk



Station Approach, Sanderstead, SOUTH
CROYDON, Surrey, CR2 0PL



barnardmarcus.co.uk