



MONOCHROME | HOMES

Asking price £425,000

Campbell Road, Caterham, Surrey,, CR3 5JN

Property Summary

OVERVIEW

A beautifully presented three-bedroom semi-detached home, offering bright and spacious accommodation throughout. Featuring an open-plan living/dining area, separate fitted kitchen, three bedrooms, family bathroom and a fantastic multi-tiered rear garden with home office and storage area. The property also benefits from off-street parking to the front and is ideally suited to modern family living and entertaining.

Accommodation
This beautifully presented semi-detached home offers a bright, spacious and versatile living environment, with excellent accommodation arranged over two floors and a fantastic multi-tiered rear garden.

Upon entering, you are welcomed by a bright entrance hall leading through to the impressive open-plan living and dining area. This sociable space provides an ideal setting for both relaxing and entertaining, with plenty of natural light creating a warm and inviting atmosphere.

The property also benefits from a separate fitted kitchen, which enjoys direct access onto the rear garden. The multi-tiered garden is a real highlight of the property, offering a number of different areas to enjoy and making it perfect for entertaining, outdoor dining or simply relaxing. At the bottom of the garden is a versatile home office and additional storage area, providing the ideal space for those working from home or requiring extra storage.

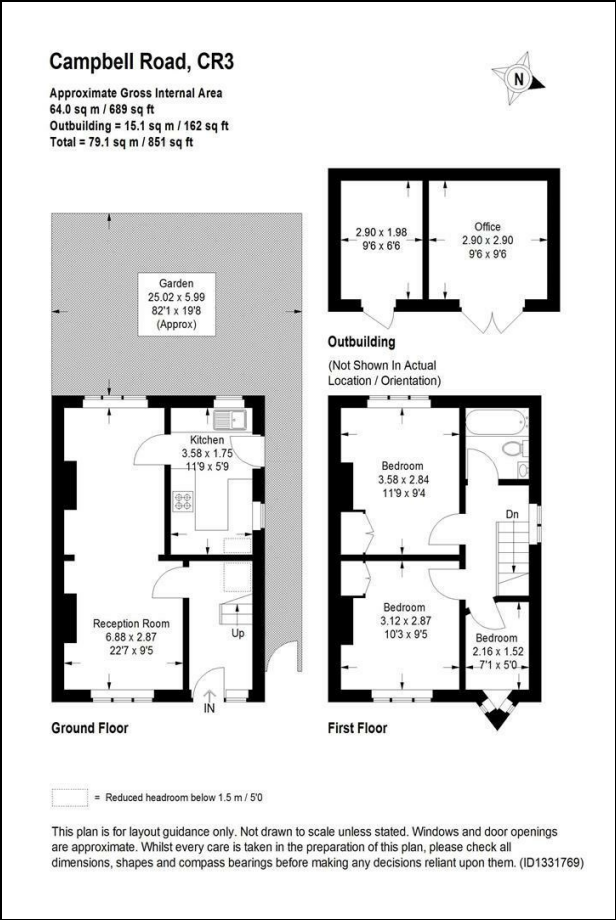
Upstairs, the property offers three well-proportioned bedrooms, two of which are generous doubles, alongside a modern family bathroom. The home is presented in excellent condition throughout and benefits from an abundance of natural light, creating a bright and welcoming feel across the accommodation.

To the front of the property, there is off-street parking, adding further convenience.

An ideal home for families, couples or those looking for a property that combines stylish living space with excellent outdoor accommodation, this superb semi-detached property is ready to move straight into.

Location
Campbell Road is situated on a popular residential street. The property is walking distance to the Tesco store at the Village, and amenities such as an health centre, library, restaurants and pubs. Caterham offers a comprehensive range and selection of shops including two supermarkets and 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. The Surrey National golf club is also within a short distance of the property. Direct train services to London Bridge and Victoria are from Caterham (1.4 miles) and additionally both Upper Warlingham and Coulsdon South stations are a short distance away. The A22 offers easy access back into London while the M25/M23 provide fantastic commuting links to Gatwick and the South East.

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.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(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			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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