



MONOCHROME | HOMES

Offers in the region of £525,000

Croydon Road, Caterham, CR3 6QG

Property Summary

OVERVIEW

A bright and well-presented four-bedroom semi-detached home set over three floors, offering spacious and versatile living accommodation, a fitted kitchen, two reception rooms, a tiered rear garden, and a principal bedroom with en-suite.

Accommodation
This well-presented four-bedroom semi-detached home offers spacious and versatile accommodation arranged over three floors, making it an ideal choice for growing families.

Upon entering the property, you are welcomed into a bright entrance hall with a generously sized living room situated to the right, providing a comfortable and inviting space to relax. Straight ahead, the modern fitted kitchen offers ample storage and workspace, while to the rear of the property, a second reception room serves as an excellent dining or family room, with direct access to the rear garden.

The tiered rear garden has been thoughtfully designed to provide both entertaining and outdoor living space, featuring a patio area at the lower level, ideal for al fresco dining, with steps leading up to a lawned garden. To the rear of the garden, you also have a workshop with power connections.

The first floor comprises three well-proportioned bedrooms, including two spacious doubles and a comfortable single bedroom, all served by a contemporary family bathroom.

Occupying the entire second floor, the impressive principal bedroom provides a peaceful retreat, complete with its own en-suite shower room.

Presented in good condition throughout, this attractive home is flooded with natural light, creating a bright and airy atmosphere in every room. Offering generous living space, well-balanced accommodation, and a desirable layout, this property is ready to move straight into and enjoy.

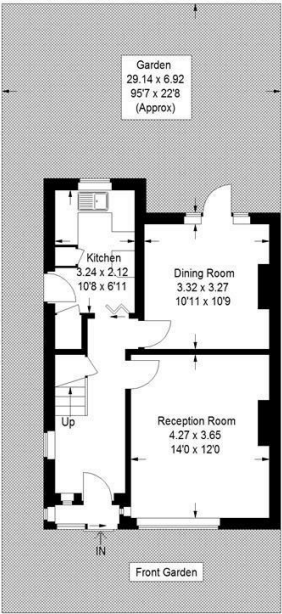
Location
The property is located excellently for access to all amenities in Caterham Valley, such as high street shops, library, restaurants and pubs. Caterham offers a comprehensive range and selection of shops, including four supermarkets and a mainline train station. The area is close to open countryside, whilst the motorway network can be accessed via junction 6 off the M25 at Godstone. The Surrey National Golf Club is also within a short distance of the property. Direct train services to London Bridge are from Caterham (0.6 miles) and additionally both Upper Warlingham and Whyteleafe stations are a short distance away with Upper Warlingham offering direct routes to London Victoria. 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. 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."



Croydon Road, CR3

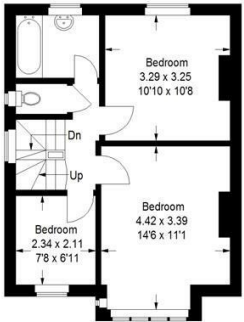
Approximate Gross Internal Area
(Excluding Eaves)
115.2 sq m / 1240 sq ft



Ground Floor



Second Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1320476)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	78

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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