



MONOCHROME | HOMES

Asking price £325,000

Coldstream Road, Caterham, CR3 5ZA

Property Summary

OVERVIEW

We are pleased to present this spacious two-bedroom flat in the heart of Caterham on the Hill. The property is modern throughout, well presented, and ready to move into, offering comfortable and convenient living close to local amenities.

Accommodation

Step inside this beautifully presented spacious two-bedroom flat in the heart of Caterham on the Hill, and you'll immediately feel the sense of light, space and modern living it offers.

You are welcomed by a generous entrance hallway, setting the tone for the rest of the home. To your right is a sleek, contemporary family bathroom, finished to a high standard and perfectly placed for guests and everyday living.

To the left, the property truly impresses with the stunning master bedroom, a calm and stylish retreat featuring a Juliet balcony that floods the room with natural light. This room is further enhanced by a modern en-suite, offering both comfort and privacy.

Continuing down the hallway, you'll find the second double bedroom, ideal as a guest room, home office or additional sleeping space, and again benefiting from the apartment's bright and airy feel.

Further along, you'll find the modern fitted kitchen, thoughtfully designed and well-proportioned, offering plenty of storage and workspace. Adjacent to the kitchen is the spacious living room, a fantastic space for relaxing or entertaining, enhanced by large windows and a Juliet balcony that allows natural light to pour in throughout the day.

With large windows throughout, the apartment feels bright and open, enhancing the sense of space in every room. Situated in the highly desirable Caterham on the Hill, this home combines modern style, practical living and an excellent location.

A truly impressive flat that must be seen to be fully appreciated.

Location

Coldstream Road is situated on a popular residential street. The property is within walking distance to the Tesco store at the Village, and amenities such as a health centre, library, restaurants and pubs. Caterham offers a comprehensive range and selection of shops, including two 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 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.

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."



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very very 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		77	(69-80) C
(55-68) D		79	(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	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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