



MONOCHROME | HOMES

Guide price £575,000

Park View, Caterham, CR3 6RY

Property Summary

OVERVIEW

Offered to the market chain free, a very rare opportunity to acquire this bright and well-presented three-bedroom home enjoys a pleasant outlook over greenery, creating a peaceful and attractive setting. Filled with natural light throughout, the property offers spacious and versatile accommodation. Conveniently located and ready for immediate occupation, this is a fantastic opportunity not to be missed.

Accommodation

This bright and spacious three-bedroom mid-terrace home offers fantastic living accommodation arranged over three floors and is ready for its next owners to move straight in and put their own stamp on it.

Upon entering, you are welcomed by a generous entrance hallway. To the right is a convenient downstairs WC, while to the left you'll find the well-appointed integrated kitchen, offering ample storage and workspace.

To the rear of the property is the spacious reception room, creating the perfect space for relaxing or entertaining. Two sets of double doors flood the room with natural light and open into a bright and airy conservatory, providing an additional versatile living area. Sliding doors lead directly out to the beautifully maintained rear garden.

The garden is thoughtfully arranged over two tiers, with an attractive decking area ideal for outdoor dining and entertaining, leading down to a lawned section. Backing onto greenery, the garden enjoys a wonderful open outlook and benefits from a high degree of privacy, as it is not overlooked.

The first floor continues to impress, offering two generous double bedrooms, one of which benefits from its own en-suite shower room. A modern family bathroom serves the remaining accommodation on this floor.

Occupying the entire second floor is a further spacious double bedroom, creating an ideal principal bedroom, guest suite, or home office space.

Bright throughout and offering well-proportioned accommodation, this wonderful home presents an excellent opportunity for buyers looking to personalise a property to their own taste. Further benefits include a private driveway providing off-road parking.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			
	78		88
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

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