



MONOCHROME | HOMES

Offers over £625,000

Blackthorn Road, Caterham, CR3 5WS

Property Summary

OVERVIEW

An exceptional three-bedroom semi-detached home built by Berkeley Homes, presented to the market in immaculate condition and located within the highly desirable private Oakgrove development in Caterham. Offering stylish accommodation across three floors with luxury finishes throughout, this superb turnkey home is perfectly suited to modern family living.

Accommodation

Blackthorn Road is an exceptional three-bedroom semi-detached home built by Berkeley Homes, presented to the market in immaculate condition throughout. Situated within the sought-after private development of Oakgrove, this beautifully appointed home offers stylish and contemporary living arranged across three spacious floors.

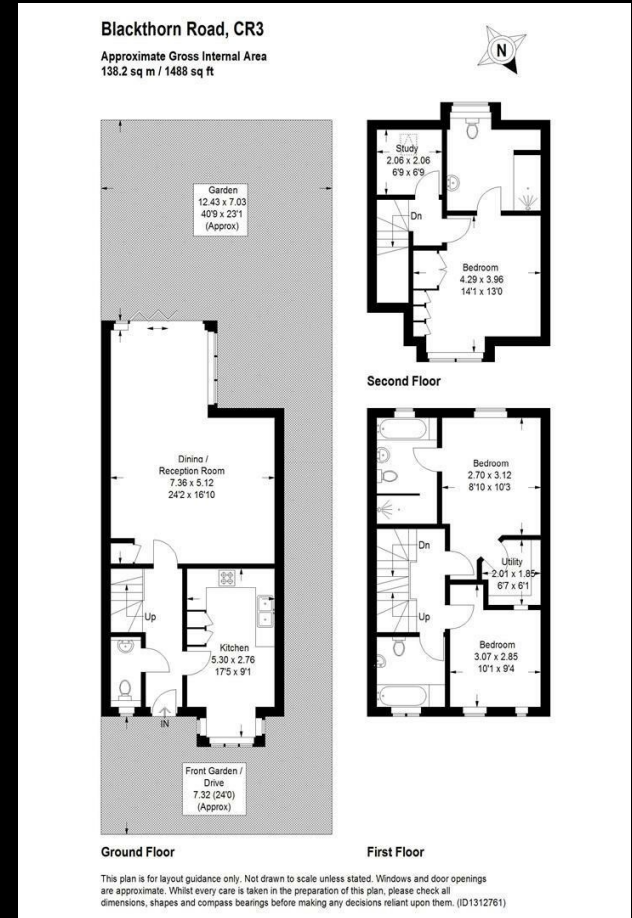
Finished to a high specification with luxury décor throughout, the accommodation includes a stunning fitted kitchen and elegant living spaces designed for modern family life. The ground floor is enhanced by beautiful Amtico herringbone flooring, adding both character and a premium finish throughout the living accommodation. Just off the living room, a bright and versatile orangery provides additional reception space and opens onto the beautifully landscaped private garden, creating an ideal setting for both entertaining and everyday living.

The accommodation is thoughtfully arranged over three floors. The principal bedroom benefits from a luxurious en-suite bathroom and a walk-in wardrobe, while the remaining bedrooms are generously proportioned. Occupying the top floor is a further spacious double bedroom with its own en-suite, alongside a separate study, offering excellent flexibility for home working, guest accommodation or multi-generational living.

Externally, the property continues to impress with a beautifully landscaped garden, driveway parking, an allocated parking space and additional visitor parking within the development. The home also benefits from an EV charging point and enjoys a position within this attractive and exclusive Berkeley Homes development.

Combining premium finishes, practical family living and exceptional presentation throughout, this is a superb turnkey home ready for immediate occupation.

(Private Development Service Charge - £600 per annum)



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	EU Directive 2002/91/EC	77 → 81	England & Wales	EU Directive 2002/91/EC	

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