



MONOCHROME | HOMES

Offers in the region of £450,000

Garland Way, Caterham, CR3 5SS

Property Summary

OVERVIEW

A spacious three-bedroom semi-detached home offering generous accommodation, a large driveway and carport, and a good-sized, tree-lined rear garden.

Accommodation

A spacious three-bedroom semi-detached home offering generous accommodation, a large driveway and carport, and a good-sized, tree-lined rear garden. With plenty of scope to personalise and enhance, this property presents a fantastic opportunity for buyers looking to create a home that truly reflects their own style and taste.

The ground floor comprises a welcoming living room, a separate dining room with doors opening directly onto the rear garden, a kitchen, a utility room and a convenient downstairs bathroom.

To the first floor are three well-proportioned double bedrooms, all benefiting from built-in storage, along with a family bathroom. Externally, the property offers excellent outdoor space. To the front is a large driveway providing ample off-road parking, together with a carport. To the rear is a good-sized, mature garden, which is tree-lined and offers a lovely sense of privacy — ideal for relaxing, entertaining or enjoying time outdoors.

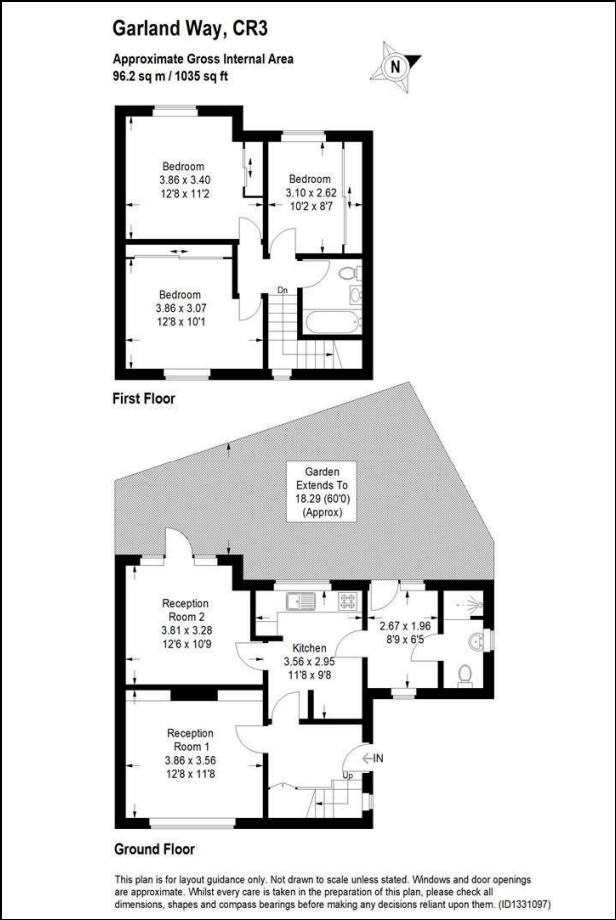
With its spacious layout, three double bedrooms, excellent parking and generous garden, the property has a lot of potential. It offers a great opportunity for the new owner to put their own stamp on the home, personalise the space and create something truly special.

Location

Garland Way is a quiet Cul-de-sac in Caterham On The Hill. The property is within walking distance to Caterham High Street, hosting 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 specifically written confirmation has been requested."



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		