



MONOCHROME | HOMES

Offers in excess of £250,000

Tupwood Lane, Caterham, CR3 6DR

Property Summary

OVERVIEW

A well-presented two-bedroom apartment, benefiting from allocated parking, a garage, communal gardens and a swimming pool. The property is bright and airy throughout, surrounded by greenery.

Accommodation

Situated on the top floor of a well-maintained development, this spacious and light-filled two-bedroom apartment offers comfortable living in a peaceful setting with excellent resident amenities.

The property boasts a generous reception room, flooded with natural light, providing ample space for both relaxing and dining. A separate, well-proportioned kitchen offers practical layout and storage, ideal for everyday cooking while keeping living areas free from noise and odours. There are two well-sized bedrooms, both bright and airy, making them perfect for a couple, small family, guests, or a home office setup. The family bathroom is neatly presented and conveniently positioned off the main hallway.

Externally, the property benefits from allocated off-street parking as well as a private garage, providing additional storage or secure parking options. Residents also enjoy access to beautifully maintained communal areas, including landscaped gardens, a swimming pool, and designated washing lines — offering both convenience and a sense of community.

This superb top-floor apartment combines space, light, and desirable amenities, making it an ideal home for first-time buyers, downsizers, or investors alike.

Location

Tupwood Lane is situated on a residential road just minutes from the A22/M25. The area is known for its great schooling, including Caterham School which is 0.9 miles from the property. You have Caterham town centre on your doorstep at just 0.5 miles which has a good range of shops including Church Walk, Waitrose and a number of restaurants and pubs. Tupwood Lane has access to open countryside, close to the Surrey Hills and North Downs. The local train station is located in Caterham centre with great access to London Bridge and Victoria station, as well as this you are a short distance from Gatwick.

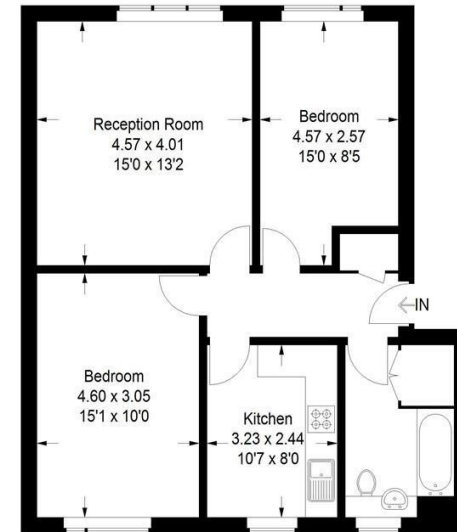
Disclaimer

"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."



Tupwood Court, CR3

Approximate Gross Internal Area
67.2 sq m / 723 sq ft



Second 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. (ID1278702)

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 81 |
| (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 | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | 49 |
| (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 | |

MONOCHROME HOMES CATERHAM
MONOCHROME HOMES COULSDON
T: 01737 400 096 | E: HELLO@MONOCHROMEHOMES.CO.UK | MONOCHROMEHOMES.CO.UK

