



*Mc.* MONOCHROME | HOMES

Offers in the region of £650,000

Buxton Lane, Caterham, CR3 5HN

# Property Summary

## OVERVIEW

A bright and airy detached family home with a large entrance porch, offering spacious and versatile accommodation throughout. Features include a study/fourth bedroom, two reception rooms with dining space and garden access, kitchen, downstairs W/C, three double bedrooms, and a family bathroom. Outside boasts a well-maintained rear garden with decking and lawn, plus a large driveway providing parking for multiple vehicles.

### Accommodation

A bright and airy, well-presented detached family home offering spacious and versatile accommodation throughout. The property welcomes you with a large entrance porch, leading into the main accommodation. The ground floor comprises a study, which could also be used as a fourth bedroom, a spacious main reception room, and a second reception room with ample space for dining, featuring doors opening directly onto the rear garden, creating an ideal setting for both everyday living and entertaining. The ground floor also benefits from a fitted kitchen and a convenient downstairs W/C.

Upstairs, the property offers three generous double bedrooms and a family bathroom, all of which are well presented.

Externally, to the rear is a beautifully maintained, level garden with decking and lawned areas, perfect for relaxing or outdoor dining. To the front, a large driveway provides off-road parking for multiple vehicles.

### Location

Buxton Lane enjoys a convenient and well-connected position in Caterham, making it ideal for both commuters and families alike. The property is within easy reach of Caterham Station (1.5 miles) and Whyteleafe South station (0.9 miles), offering regular rail services into Central London, while the nearby A22 provides direct road access to the M25, linking seamlessly to the wider motorway network.

For those who travel further afield, Gatwick Airport is just a short 22-minute drive away, making both domestic and international journeys straightforward. The area is also well served by a selection of highly regarded local schools, including de Stafford School (0.7 miles), Caterham School (2.0 miles), Hillcroft Primary School (0.8 miles) and St John's CofE Primary School (2.3 miles), adding to its appeal for families.

Caterham on the hill offers a range of everyday amenities including supermarkets, independent shops, cafes, and restaurants, as well as leisure facilities and green open spaces. As well as Caterham Valley that offers more local amenities. Altogether, the location combines excellent transport links with strong local amenities, creating a practical yet pleasant community setting for modern living.

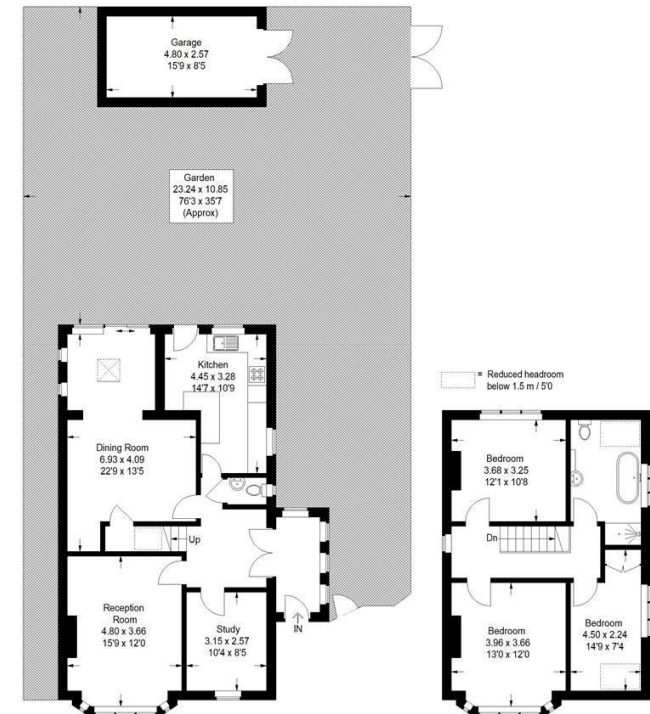
### Disclaimer

"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."

### Buxton Lane Caterham, CR3

Approximate Gross Internal Area  
133.2 sq m / 1434 sq ft  
Garage = 12.8 sq m / 138 sq ft  
Total = 146.0 sq m / 1572 sq ft



Ground Floor

First 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. (ID1293151)



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		56	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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