



Mc. MONOCHROME | HOMES

Montague Drive, Caterham, CR3 5BY

Guide price £400,000

PROPERTY SUMMARY

OVERVIEW

Marketing this well-presented two-bedroom semi-detached home situated in the popular development of Yorke Gate.

Accommodation
Welcome to this delightful two-bedroom semi-detached property, perfect for families or those looking for a cozy retreat.

Upstairs: You'll find two spacious double bedrooms, one featuring built-in storage for your convenience. A modern family bathroom completes the upper level, providing a comfortable space for relaxation.

Downstairs: The heart of the home boasts a bright reception room, ideal for entertaining or unwinding after a long day. The separate dining room provides an inviting space for family meals and gatherings, while the well-appointed kitchen offers functionality for your culinary adventures.

Exterior: The property also features a driveway that accommodates multiple cars, ensuring convenient off-street parking.

A stunning conservatory extends from the living area, offering panoramic views of the beautifully maintained garden—a perfect spot for morning coffee or evening relaxation.

This property combines charm, comfort, and practicality, making it an ideal choice for your next home. Don't miss out on the opportunity to make it yours!

Location
This charming home is located in the highly sought-after development of Yorke Gate in Caterham on the Hill. The neighbourhood is known for its popular restaurants and a variety of shops, with both the high street and Church Walk featuring numerous stores to meet all your needs. A large Tesco supermarket is just a short walk away.

Caterham boasts several excellent primary schools, as well as De Stafford Secondary School. Additionally, there are two well-regarded private schools in the area: Woldingham and Caterham School.

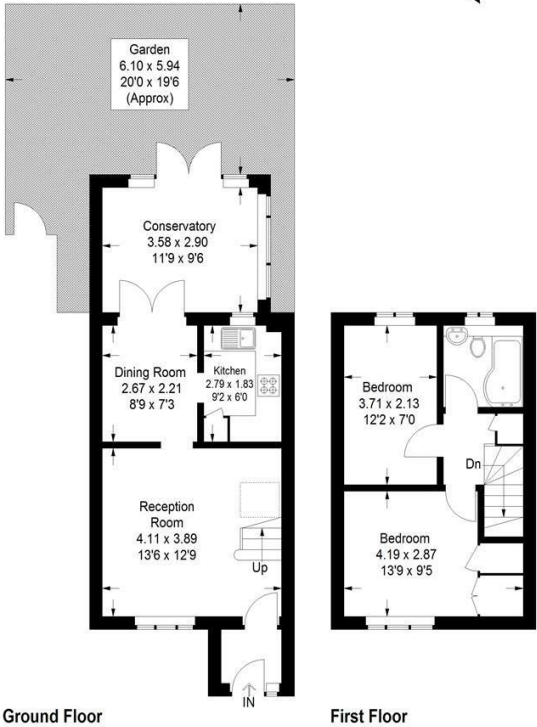
Caterham mainline station is conveniently close, providing an easy commute into London. Nestled just inside the M25, Gatwick Airport can be reached in approximately 20 minutes. You also benefit from a regular bus service that offers routes into Croydon, Redhill, and surrounding towns.

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."



Montague Drive, CR3

Approximate Gross Internal Area
70.2 sq m / 756 sq ft



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. (ID1187711)

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		

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