



JOHN BROWN  **MARK YOULL**

SALES & LETTINGS

Addison Road, Caterham, CR3 5LW

£450,000

3 1 1



Introducing this charming 3 bedroom semi-detached house on a quiet, street in the sought-after town of Caterham. The property boasts gas central heating, a fitted kitchen, a downstairs shower room, a spacious living room, and a separate dining room perfect for family gatherings.

Located on Addison Road, this home offers the perfect balance of suburban peace and modern convenience. Caterham Station is just a stone's throw away, providing direct rail services to London Bridge and Victoria, making it ideal for commuters.

Within walking distance, you'll find Caterham's town centre with its variety of independent shops, cafes, supermarkets, and restaurants. Families will appreciate the proximity to highly regarded local schools, as well as beautiful open spaces like Queens Park and the Surrey Hills Area of Outstanding Natural Beauty.

This property is in good condition but would benefit from a bit of modernisation, making it the perfect project for those looking to add their own personal touch. Don't miss out on the opportunity to view this fantastic home in an idyllic location that offers the best of Surrey living. Contact us today to arrange a viewing!





- THREE BEDROOMS
- DINING ROOM
- MATURE GARDEN
- EPC - E
- LIVING ROOM
- FITTED KITCHEN
- STREET PARKING
- COUNCIL TAX BAND - D



Energy performance certificate (EPC)

105 Coulsdon Road CATERSWICK CR5 1EH	Energy rating E	18th April 6 May 2018
Certificate number: 0735-6025-5160-0216-0206		

Property type: Semi-detached house
Total floor area: 77 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/energy-ratings-for-rental-properties) (<https://www.gov.uk/guidance/energy-ratings-for-rental-properties>).

Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 50

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

YOUR LOCAL INDEPENDENT AGENT

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