



MONOCHROME | HOMES

Offers in excess of £230,000

Croydon Road, Caterham, CR3 6EX

# Property Summary

## OVERVIEW

Situated on Croydon Road, this stunning two-bedroom apartment offers bright, airy living throughout. Stylishly presented and filled with natural light, it's the perfect blend of comfort and modern living. Ideally located with excellent local amenities and transport links nearby, this is a home that truly stands out.

### Accommodation

Tucked away on the top floor of a well-kept block, this beautifully presented two-bedroom apartment on Croydon Road offers stylish, light-filled living and is ready for you to move straight into and make it your own.

As you step inside, you're welcomed by a hallway leading through the home, setting the tone for the space beyond. The spacious, light-filled living room is a real highlight, opening out onto a private balcony; perfect for morning coffee, evening drinks, or simply enjoying a bit of fresh air. The separate kitchen is sleek, modern and highly practical, while both double bedrooms are well-proportioned, with the main bedroom enjoying its own charming Juliet balcony that adds an extra touch of appeal.

The property also features a well-appointed family bathroom and is finished to a high contemporary standard throughout, creating a fresh, stylish and inviting feel in every room. Further benefits include lift access within the building and the added convenience of an allocated parking space. Perfect for first-time buyers, downsizers or investors. This is easy, modern living in a great location.

### Location

Situated on Croydon Road in the heart of Caterham, this property enjoys a highly convenient and well-connected position within the desirable Caterham Valley. For commuters, the property is ideally located just a short walk from Caterham railway station, approximately 0.1–0.2 miles away, offering regular direct services into London Bridge and East Croydon, with onward connections to London Victoria, making it an excellent choice for those who travel regularly. By road, the location is equally appealing. The nearby A22 provides easy access to Junction 6 of the M25, linking seamlessly to the wider motorway network and making journeys across the South East simple and efficient. Gatwick Airport is also within easy reach, typically around a 20–30 minute drive, ideal for both business and leisure travel.

Caterham town centre is just moments away, offering a range of local amenities including supermarkets, independent shops, cafés and restaurants, creating a vibrant yet convenient day-to-day living environment.

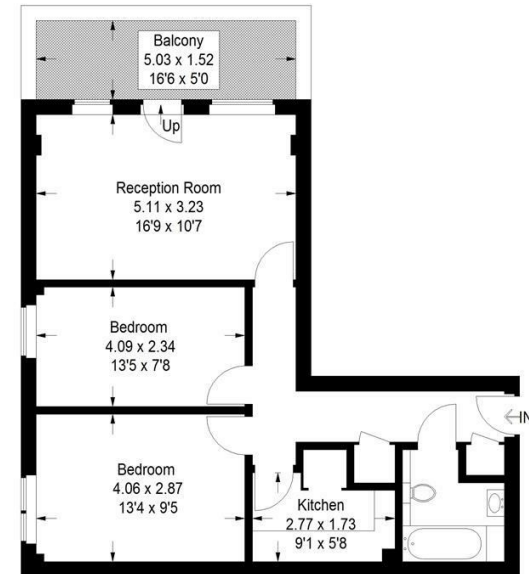
The area is also well regarded for its selection of schools. Nearby options include Hillcroft Primary School (1.1 miles away) and St John's CofE Primary School (0.9 miles away), along with secondary choices such as de Stafford School (1.5 miles away). In addition, the well-known Caterham School and Caterham Prep are both within easy reach, offering excellent independent education locally.

Surrounded by the greenery of the Surrey Hills and with access to open countryside, the location strikes a perfect balance between town convenience and rural charm, making it particularly attractive to a wide range of buyers.

### Disclaimer

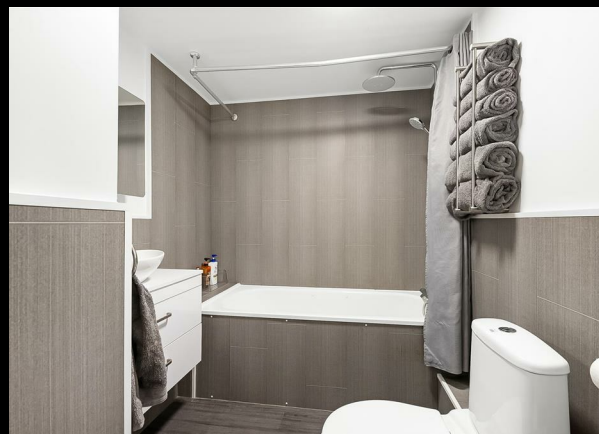
## Croydon Road, CR3

Approximate Gross Internal Area  
59.0 sq m / 635 sq ft



### Third 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. (ID1289200)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	78
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(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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