



*Mc.* MONOCHROME | HOMES

Gwynne Road, Caterham, CR3 5FH

Guide price £475,000



# PROPERTY SUMMARY

## OVERVIEW

We are delighted to present this stunning bright and spacious three-bedroom semi-detached home, full of charm and potential. Ideally suited for families or first-time buyers, this property offers generous living space throughout and a fantastic opportunity to personalise and make it your own.

**Accommodation**  
Ideally situated in a peaceful cul-de-sac in the popular location of Caterham on the Hill. Offering a wonderful blend of comfort, space, and potential, this property is perfect for families, first-time buyers, or those looking to add their personal touch.

Upon entering, you're welcomed by an inviting entrance space, with a convenient downstairs WC to your left. The hallway flows seamlessly into a generous living area, which opens into a dedicated dining space and a well-appointed kitchen, ideal for modern living and entertaining.

To the rear, a sun-filled conservatory offers an additional reception space, leading out to a beautifully maintained garden featuring a blend of patio and lawn, perfect for summer evenings.

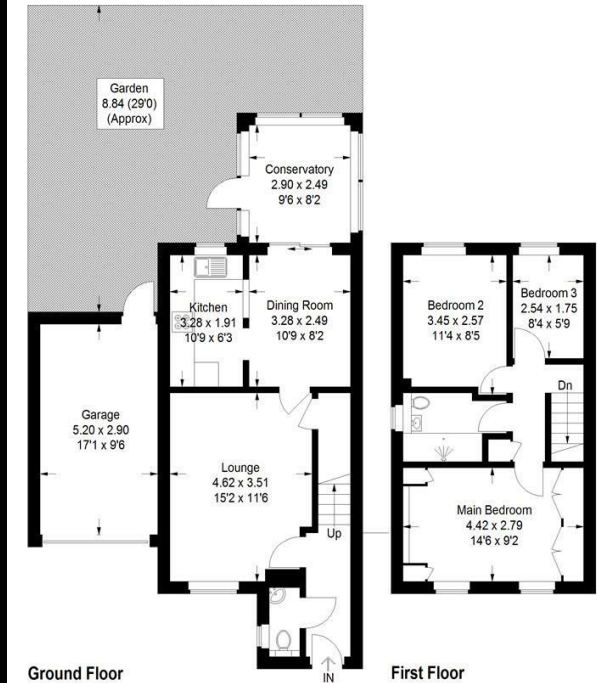
Upstairs, the home continues to impress with three well-proportioned bedrooms, including two doubles. The master bedroom benefits from built-in wardrobes and enjoys an abundance of natural light. A well-appointed family bathroom completes the upper floor.

Further highlights include a private driveway, a garage for additional storage or parking, and the added bonus of being located in a quiet, residential setting, while still being close to local amenities, schools, and transport links.

This wonderful property offers fantastic potential to make it your own. Don't miss the opportunity to view!

### Gwynne Road, CR3

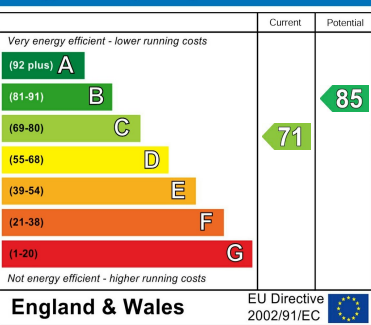
Approximate Gross Internal Area = 83.7 sq m / 901 sq ft  
Garage = 15.7 sq m / 169 sq ft  
Total = 99.4 sq m / 1070 sq ft



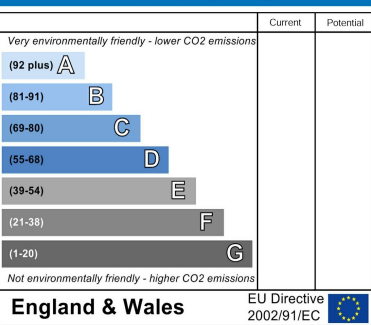
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1228617)



#### Energy Efficiency Rating



#### Environmental Impact (CO<sub>2</sub>) Rating



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