



*Mc.* MONOCHROME | HOMES

Bourne Lane, Caterham, CR3 5SP

Asking price £425,000

# PROPERTY SUMMARY

## OVERVIEW

We're delighted to present this three-bedroom semi-detached home, offering plenty of potential to add value and make it truly your own. With spacious accommodation and endless possibilities for personalisation, this property is perfect for buyers looking to create their ideal family home.

Don't miss the opportunity to make this house your home!

### Accommodation

Situated on the ever-popular Bourne Lane, this spacious three-bedroom home offers an exciting opportunity for buyers looking to put their own stamp on a property. Although in need of some modernisation, this home boasts plenty of natural light, generous living spaces, and exceptional potential to extend and create your dream family home.

As you enter the property, you are greeted by a welcoming hallway. To the left sits the first reception room, a bright and airy space ideal for relaxing or entertaining. Further along the hallway, you'll find a second reception room, which opens seamlessly into a conservatory overlooking the rear garden. The conservatory features double doors that lead directly to the garden, allowing for a wonderful flow of indoor-outdoor living. The kitchen, also positioned at the rear of the property provides another convenient access point to the garden. Upstairs, the property offers three well-proportioned bedrooms, two of which are comfortable doubles, along with a family bathroom. Each room enjoys plenty of light, enhancing the sense of space throughout.

Outside, the generous rear garden continues to impress, offering excellent potential for extension or landscaping to suit your needs. The garden also benefits from side access. To the front, a large driveway provides ample parking for multiple vehicles.

This property presents a fantastic opportunity for anyone seeking a home with character, space, and great potential in a sought-after location. With a little imagination and renovation, this could become the perfect long-term family residence.

### Location

Bourne Lane is situated on a popular residential street. The property is walking distance to the Tesco store at the Village, and amenities such as an health centre, library, restaurants and pubs. You will also have Caterham On The Hill on your doorstep which holds shops and restaurants. Caterham offers a comprehensive range and selection of shops including two supermarkets and mainline train station. The area is close to open countryside whilst the motorway network can be accessed via junction 6 off the M25 at Godstone. The Surrey National golf club is also within a short distance of the property. You also have the bonus of multiple schools within close distance, with great ratings. Direct train services to London Bridge and Victoria are from Caterham (1.4 miles) and additionally both Upper Warlingham and Coulsdon South stations are a short distance away. The A22 offers easy access back into London while the M25/M23 provide fantastic commuting links to Gatwick and the South East.

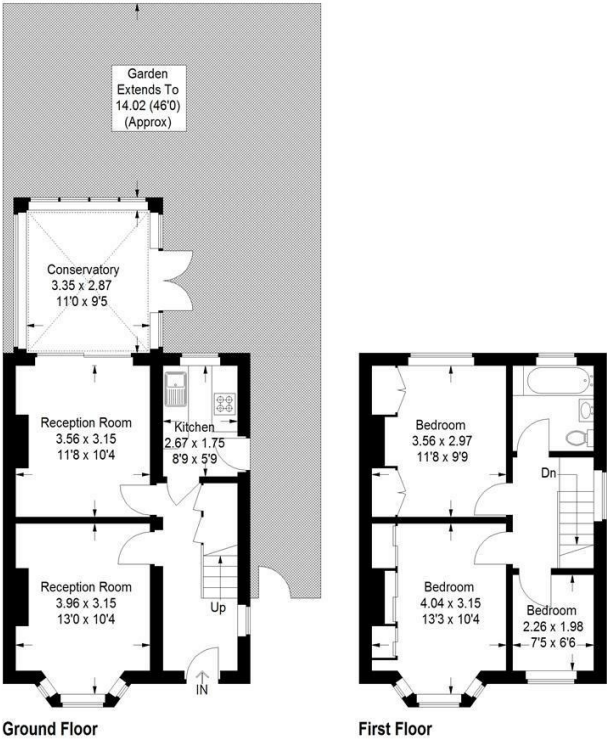
### Disclaimer

"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."



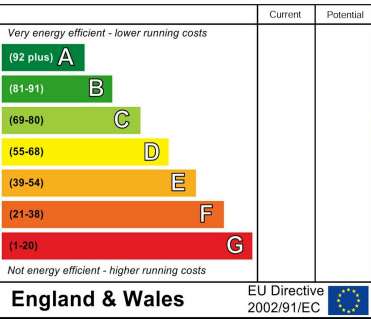
### Bourne Lane, CR3

Approximate Gross Internal Area  
87.3 sq m / 940 sq ft

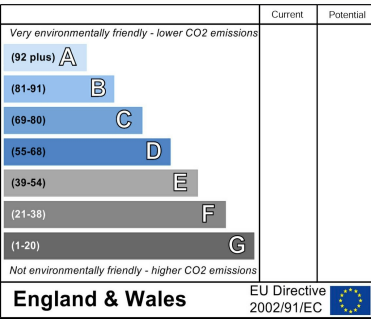


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1247832)

### Energy Efficiency Rating



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



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