



MONOCHROME | HOMES

Offers in excess of £475,000

Stafford Road, Caterham, CR3 6JF

# Property Summary

## OVERVIEW

Proud to market this well-presented three-bedroom property, benefiting from a well-proportioned garden and off-street parking. Ideally located with excellent access to public transport and local amenities.

### Accommodation

A well-presented three-bedroom semi-detached home is offered in excellent condition throughout. The property is entered via a welcoming porch leading into a bright hallway with access to the reception room. To the rear, the modern kitchen provides ample dining space and features doors opening directly onto a well-proportioned garden, ideal for both everyday living and entertaining. Upstairs, the property offers three well-sized bedrooms and a contemporary family bathroom. Further benefits include two off-road parking spaces.

### Location

Located on Stafford Road in Caterham, Surrey, this property enjoys a highly convenient and well-connected setting in one of the area's popular residential streets. Stafford Road lies within walking distance of Caterham town centre, offering a wide range of shops, cafés, restaurants and everyday amenities, including supermarkets such as Waitrose and Morrisons.

Transport links are excellent for both commuters and local travel. Caterham mainline railway station is a short stroll away, providing regular services into London Bridge, while local bus routes connect to neighbouring towns and wider Surrey. Easy access to the A22 and M25 (Junction 6) allows straightforward travel by car to London, the Surrey countryside and beyond.

The area is family-friendly with a selection of well-regarded schools nearby and ample green space, including Manor Park, Stafford Road Recreation Ground and surrounding woodland areas, perfect for outdoor activities and leisurely walks.

Overall, Stafford Road combines the best of suburban living with superb transport links and local conveniences, making it an ideal location for families, professionals and commuters alike.

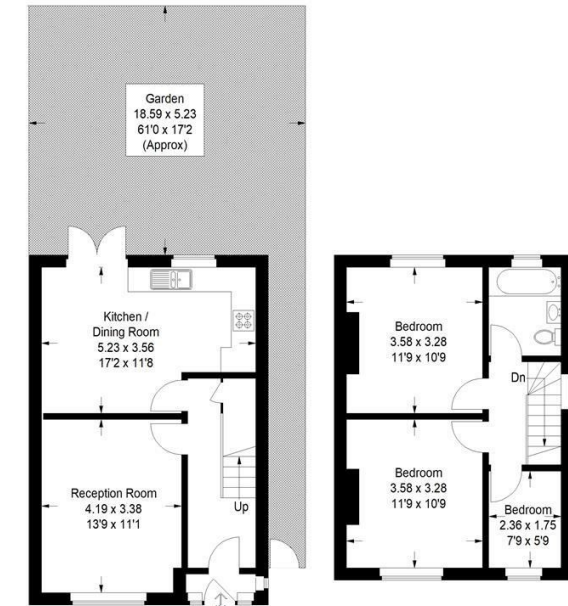
### Disclaimer

"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."

## Stafford Road, CR3

Approximate Gross Internal Area  
79.5 sq m / 856 sq ft



Ground Floor

First 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. (ID1270295)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			74
(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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