



*Mc.* MONOCHROME | HOMES

Beechwood Road, Caterham, CR3 6NF

Offers in excess of  
£405,000

# PROPERTY SUMMARY

## OVERVIEW

This beautifully presented three bedroom family home, situated within a 10 minute walk of Caterham station, benefits from good sized accommodation, driveway and rear garden.

### Accommodation

This beautifully presented Semi-detached family home is situated on a popular road in Caterham. The property benefits from three good sized bedrooms, the kitchen/ living room is situated at the rear and of the house with floor to ceiling French style doors through to the courtyard garden. An attractive kitchen offers integrated appliances and sleek finishes. Upstairs the spacious master bedroom is positioned across the front of the house with the second bedroom to the rear. The ground floor also offers a tasteful family bathroom and further accommodation which can also be used as a reception roomer further bedroom. There is private side access from a 2 car drive way. The east facing garden, sounded by trees creating privacy, offers a sizable patio area with stairs to a raised lawn which is perfect for enjoying the afternoon sun.

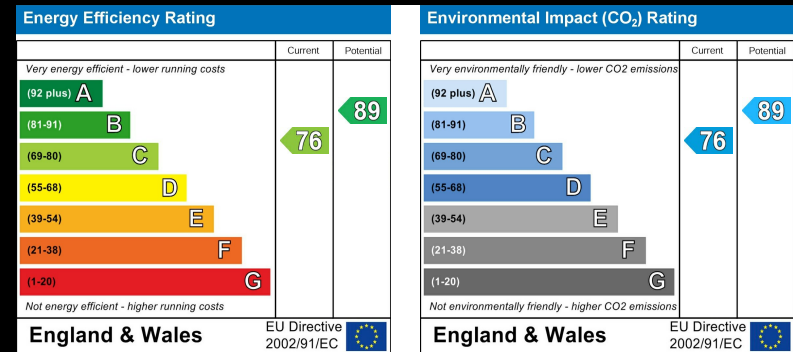
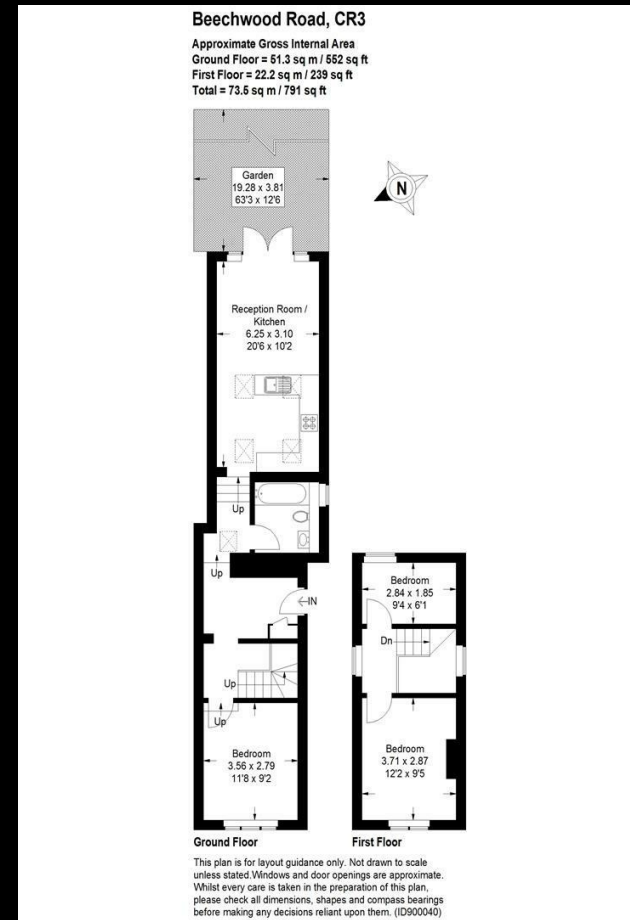
### Location

Located a stones throw of Caterham high street the property is moments with bistro cafe's, post office, convenience stores and number of pubs and restaurants. Nearby you will find stunning countryside walks across Coulsdon Common and Happy Valley, a true depiction of the Great British countryside.

### 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."



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