



Mc. MONOCHROME | HOMES

Burntwood Lane, Caterham, CR3 6TB

Offers in excess of £850,000

PROPERTY SUMMARY

OVERVIEW

Presenting this beautifully presented four-bedroom detached home, situated in Caterham. The property is spacious throughout, boasting ample light. You have the luxury of a multi-car driveway, garage, a summer house and a large, well-kept garden.

Accommodation

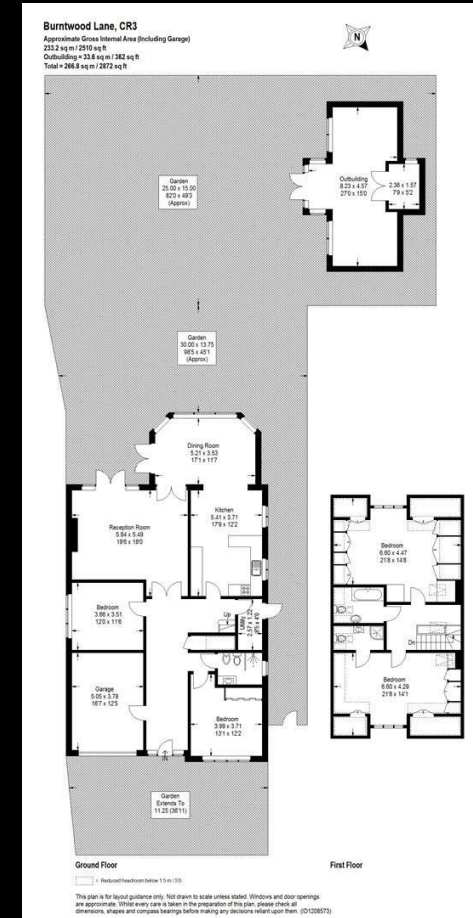
Located in a peaceful and sought-after part of Caterham, this beautifully presented detached chalet bungalow offers versatile and spacious accommodation ideal for a range of buyers – from growing families to those seeking flexible live/work arrangements.

Set over two floors, the ground level features two generously sized bedrooms, a bright and airy living room, and a dedicated dining room – both enjoying far-reaching views over the surrounding green space. A large, well-appointed kitchen and a family bathroom complete the ground floor, offering both practicality and comfort.

Upstairs, you'll find two additional double bedrooms and two bathrooms, including a stylish en suite, creating a private retreat perfect for guests or older children.

The property is immaculately maintained throughout and benefits from an abundance of natural light. Additional highlights include both internal and external access to a spacious garage, as well as a large, mature garden backing onto open greenery – ideal for relaxing or entertaining. At the rear of the garden, a charming summer house provides the perfect space for a home office, studio, or gym.

This is a rare opportunity to acquire a highly adaptable home in a desirable location, offering a blend of countryside tranquility and convenient access to local amenities, schools, and transport links.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			(92 plus) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs					
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		
	76	82			

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