

MONOCHROME | HOMES

Asking price £425,000

Addison Road, Caterham, CR3 5LU

Property Summary

OVERVIEW

A well-presented two-bedroom home, spacious throughout. The property benefits from a fitted kitchen, flat garden and side access situated on the popular residential Addison Road in Caterham On The Hill.

Accommodation

The property has a modern and contemporary feel throughout. The ground floor features a large kitchen/dining area with fitted appliances, a downstairs W/C and a separate living room with a working fireplace. The kitchen/dining area provides access to the garden. The first floor consists of two double bedrooms and a family bathroom. The property is bright, spacious, and well-maintained, offering a real sense of versatility. This property is offered to the market Chain free.

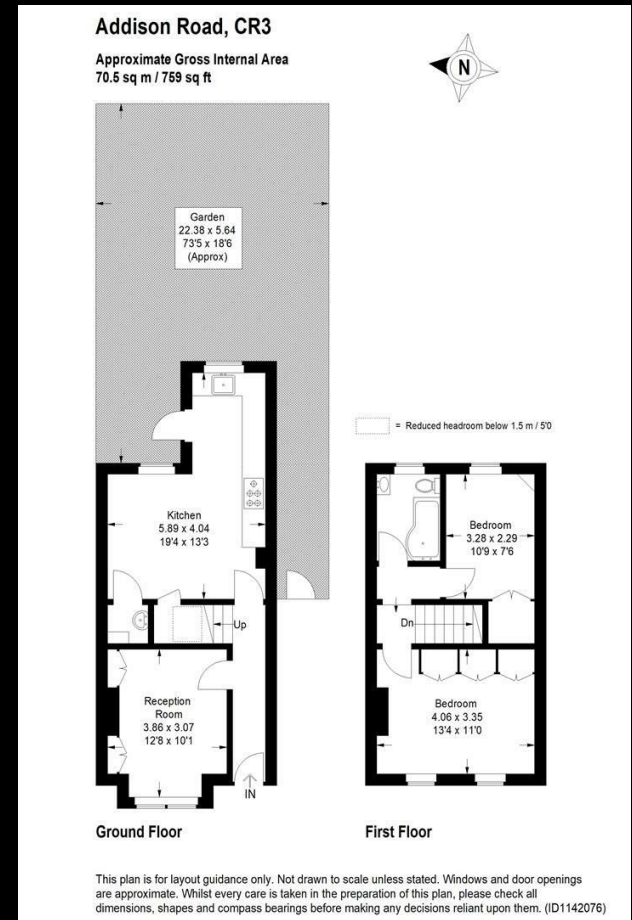
Location

Addison Road is situated on a popular residential street. The property is walking distance to Caterham High Street hosting amenities such as an health centre, library, restaurants and pubs. 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. 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."



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C		79	(69-80) C
(55-68) D	58		(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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