



*Mc.* MONOCHROME | HOMES

Leazes Avenue, Caterham, CR3 5AG  
**Guide price £800,000**

# PROPERTY SUMMARY

## OVERVIEW

A rare opportunity to acquire this versatile three/four bedroom detached family home with an impressive 2204 sq ft ground floor which can be reconfigured or pose a great opportunity to extend and renovate.

### Overview

A rare three/four bedroom property is located on the desirable Leazes Avenue just off Doctors Lane, Chaldon and benefits from generous accommodation, including a spacious conservatory and sizeable level garden.

The bungalow comprises of an entrance porch through to the hallway with downstairs W/C and Family bathroom and dining room. A comfortable living room with feature fireplace offers incredible living space and provides views over the front of the property. The kitchen/breakfast room is good in size and offers ample worktop space and cupboard.

The property offers three/four double bedrooms with the dining room posing as further accommodation. Through the hall is the conservatory which provides a space for a utility and additional living area. The conservatory provides doors out into a beautiful rear garden.

To the front of the property is a picturesque in & out driveway with detached garage. To the rear is a sizeable garden with summer house and views to fields beyond.

### Location

Caterham is renowned for its fantastic restaurants and variety of shops, with the high street and Church Walk both boasting numerous stores, from high street brands to boutiques and furniture shops. Tesco is just a short walk away and we love the East Side Deli for brunch or delicious coffee!

Several fantastic Primary schools are close by, alongside De Stafford Secondary School. Two of the country's best private schools, Woldingham and Caterham School, are also located in the town and it boasts good commuter links.

Caterham main line station is just over a mile away and ensures an easy commute into London. Nestled just inside the M25, Gatwick Airport can also be reached in around 20 minutes.

### 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."

### Leazes Avenue, CR3

Approximate Gross Internal Area  
161.2 sq m / 1735 sq ft  
Garage = 43.6 sq m / 469 sq ft  
Total = 204.8 sq m / 2204 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. (ID906506)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(81-91) B			(92 plus) A		
(69-80) C			(81-91) B		81
(55-68) D			(69-80) C		64
(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		

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