



*Mc.* MONOCHROME | HOMES

Offers in the region of £675,000

Ninehams Road, Caterham, CR3 5LN

# Property Summary

## OVERVIEW

A fantastic five-bedroom semi-detached home on sought-after Ninhamas Road, offering generous living space, a private garden and superb links to schools and transport — the perfect move-in-ready family home.

### Accommodation

This exceptional five-bedroom semi-detached home offers the perfect blend of modern style, generous living space and practical family comfort. Immaculately presented throughout, this home is ready to move straight into.

Upon entering, you are welcomed by a spacious hallway that leads to a well-proportioned reception room, offering versatile living space ideal for relaxing or entertaining. To the rear of the property is the modern kitchen, complete with ample cupboard and worktop space, making it both stylish and highly functional. Adjacent to the kitchen is a dedicated dining room with direct access to the garden, providing the perfect setting for family meals or hosting guests, and creating a seamless connection between indoor and outdoor living.

A separate utility room adds valuable practicality and extra storage, with a convenient downstairs bathroom located alongside it. The ground floor also benefits from a generous double bedroom, ideal for guests, extended family or use as a home office or playroom.

Upstairs, the property continues to impress with four double bedrooms, each offering plenty of natural light. The family bathroom is finished to a modern standard and comfortably serves the first floor.

Externally, the home truly stands out. The large rear garden provides a wonderful private space for relaxing and entertaining. To the front, a substantial driveway offers off-street parking for multiple vehicles — a rare and highly desirable feature.

Modern throughout and offering spacious, flexible accommodation, this outstanding home is perfectly suited for growing families and buyers seeking comfort, style and convenience.

Early viewing is highly recommended to fully appreciate everything this fantastic property has to offer.

**Ninehams Road, CR3**  
Approximate Gross Internal Area  
134.1 sq m / 1443 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. (ID1272214)



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 87        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  | 58                      |           |
| (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   |  |                         | 87        |
| (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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