



MONOCHROME | HOMES

Asking price £425,000

Bourne Lane, Caterham, CR3 5SP

# Property Summary

## OVERVIEW

We are delighted to present this three-bedroom semi-detached house, ideally situated on a quiet and sought-after residential road in Caterham on the Hill. This property offers a fantastic opportunity for buyers looking to create their dream home.

### Accommodation

Located on Bourne Lane, a sought-after Road in Caterham on the Hill, this bright and airy three-bedroom home is ideal for families. The property benefits from large windows throughout, flooding the space with natural light.

The accommodation includes three bedrooms and two of which are doubles —perfect for a growing family. The spacious open-plan living and dining area creates a warm and welcoming environment, ideal for both everyday living and entertaining.

On the ground floor, you have a kitchen and open-plan kitchen and dining area. A charming conservatory leads out to a private garden, offering a tranquil outdoor space to relax or play. This home presents a fantastic opportunity to add your personal touch and truly make it your own.

Don't miss the chance to transform this well-located house into your dream home.

### Location

Bourne Lane is situated on a popular residential street. The property is walking distance to the Tesco store at the Village, and amenities such as a health centre, library, restaurants and pubs. You will also have Caterham On The Hill on your doorstep which holds shops and restaurants. 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. You also have the bonus of multiple schools within close distance, with great ratings. 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 <sub>2</sub> ) Rating	
	Current	Potential	
Very very efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(81-91) <b>B</b>
(81-91) <b>B</b>			(69-80) <b>C</b>
(69-80) <b>C</b>			(55-68) <b>D</b>
(55-68) <b>D</b>			(39-54) <b>E</b>
(39-54) <b>E</b>			(21-38) <b>F</b>
(21-38) <b>F</b>			(1-20) <b>G</b>
(1-20) <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>89</b>	<b>England &amp; Wales</b>
		<b>70</b>	EU Directive 2002/91/EC

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