



Addison Road, Caterham, CR3 5LW

Guide price £450,000

*Mc.* MONOCHROME | HOMES

# PROPERTY SUMMARY

## OVERVIEW

A well presented three bedroom, two bathroom semi-detached property situated on a popular road in Caterham on the Hill. The property offers a generously sized garden, parking and is modern decor throughout.

### Accommodation

The ground floor benefits from an entrance hallway leading to the living/dining room through to the kitchen. The kitchen comes with ample worktop and cupboard space. One of the reception rooms is currently being used as the dining room which is a great space with a view over the rear garden. To the front is another reception room with a bay fronted window which floods natural light. The ground floor also provide access the the family bathroom. The first floor offers three generously sized bedrooms as well as a further shower room and toilet. The property is well kept throughout and offers space on the landing. The property has been renovated all within the past few years providing a neutral decor throughout. Outside is a generously sized garden with space at the bottom for a garden office/summerhouse, side access and one off-street parking space to the front of the property.

### 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.

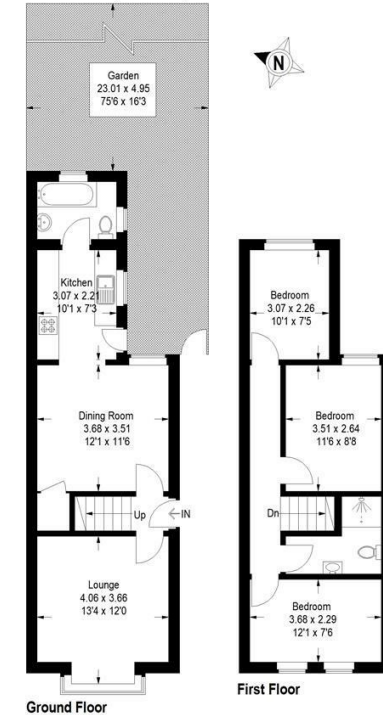
### Disclaimer

"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."

### Addison Road CR5

Approximate Gross Internal Area  
 Ground Floor = 42.7 sq m / 460 sq ft  
 First Floor = 37.2 sq m / 400 sq ft  
 Total = 79.9 sq m / 860 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. (ID:963892)



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		
(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					
Not environmentally friendly - higher CO <sub>2</sub> emissions					
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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