

Colliers, Caterham, CR3 6RL

Asking price £350,000

*Mc.* MONOCHROME | HOMES

# PROPERTY SUMMARY

## OVERVIEW

Offered to the market chain free is this first floor two bedroom apartment, with benefits of a private garden and garage.

### Accommodation

Offered to the market chain free, is this bright and well-presented two double bedroom first-floor maisonette, which offers generous living space and desirable outdoor features.

The property comprises two well-proportioned double bedrooms, a modern family bathroom, a spacious and inviting living area, and a separate fitted kitchen. Natural light flows throughout, creating a warm and airy atmosphere in every room.

Further benefits include a private patio garden with attractive planted borders, ideal for outdoor dining or relaxing, as well as a garage, providing valuable storage or parking options.

This charming maisonette is perfect for first-time buyers, investors, or anyone seeking comfortable, low-maintenance living in a convenient location.

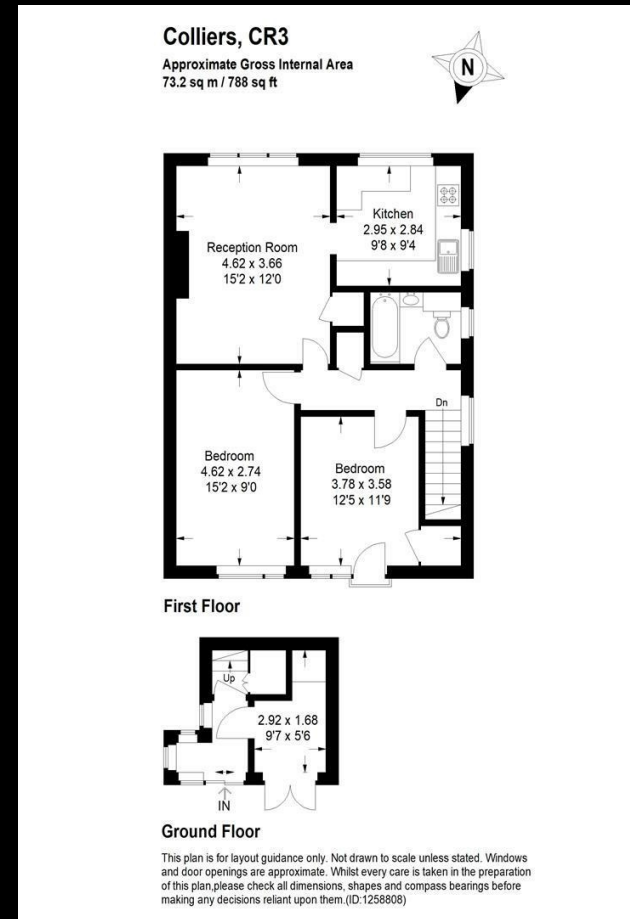
### Location

Situated in a quiet Cul-de-sac Colliers offers a fantastic location, just a short walk from the town centre. The area boasts a variety of shops, including Waitrose and Morrisons, as well as coffee shops and pubs. Caterham station provides easy access to London, and there are numerous bus routes connecting to Redhill, Purley, and Croydon. The nearby M25 offers convenient access to Gatwick and the South Coast. Additionally, The Miller Centre theatre and St. John's church are right on your doorstep. White Knobs Park and woodland are close by, and the North Downs, perfect for countryside walks, are within a mile.

### 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 should 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		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(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 energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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