



Essendene Road, Caterham, CR3 5PB

Guide price £900,000

*Mc.* MONOCHROME | HOMES

# PROPERTY SUMMARY

## OVERVIEW

A well-kept five-bedroom home, boasting flexibility and storage. Situated in the highly sought after Essendene Road in Caterham.

### Accommodation

This spacious five-bedroom property is located on the highly sought after Essendene Road in Caterham. The ground floor of the property holds a large living and dining area, two of the bedrooms as well as a family bathroom and a study which could be used as an office, 'snug' or playroom. The kitchen is fully fitted with integrated appliances and a walk in pantry, also with space to hold a dining table. The remaining three bedrooms and two bathrooms are spread across the top floor with the main bedroom having an en-suite. Each room features a view over the mature garden. Additionally, there is a garage and workshop space. The property offers parking to the front and a wraparound garden with mature trees and hedges, providing privacy. A patio area surrounds the property, making it an ideal space for entertaining. The property boasts plentiful storage.

### Location

Essendene Road is a popular residential street in Caterham On The Hill. The property has many local amenities close by such as an health centre, library, restaurants, cafes, pubs and supermarkets. Caterham offers a comprehensive range and selection of shops including three 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

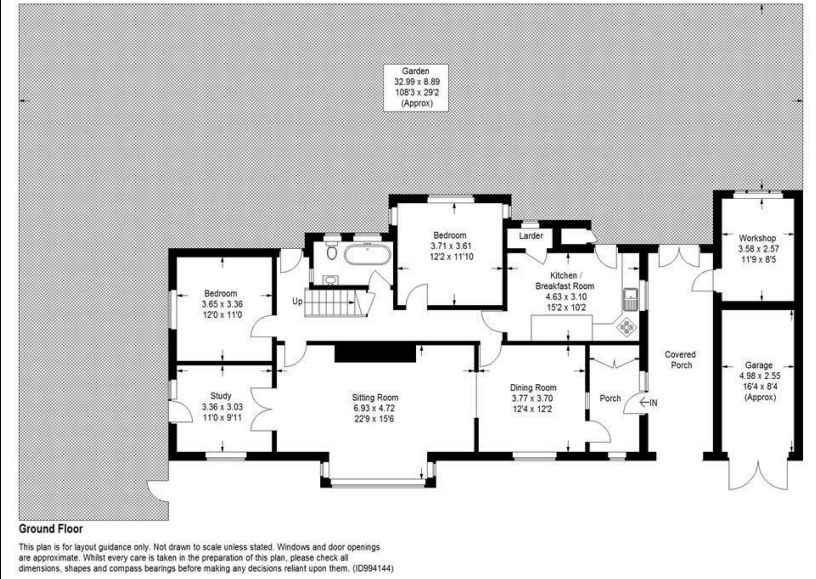
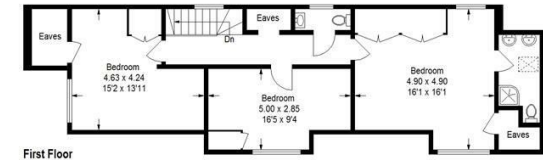
"These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal 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."



### Essendene Road, CR3

Approximate Gross Internal Area  
 Ground Floor = 127.2 sq m / 1369 sq ft  
 First Floor (Excluding Eaves)  
 75.2 sq m / 809 sq ft  
 Garage / Workshop = 22.3 sq m / 240 sq ft  
 Total = 224.7 sq m / 2418 sq ft



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

5C HIGH STREET, CATERHAM, SURREY, CR3 5UE

T: 01737 400 096 | E: HELLO@MONOCHROMEHOMES.CO.UK | MONOCHROMEHOMES.CO.UK

