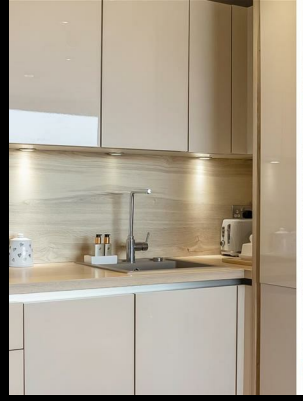


Coulsdon Road, Caterham, CR3 5ND

Asking price £280,000

MONOCHROME | HOMES

PROPERTY SUMMARY

OVERVIEW

GUIDE PRICE £280,000 - £300,000
This spacious and well-presented two double bedroom apartment is set within a secure gated development in the desirable location of Caterham on the Hill. The property boasts an abundance of natural light throughout, with the added benefit of private balconies to both the front and rear—perfect for relaxing or entertaining.

Accommodation
We are delighted to present this beautifully designed two-bedroom flat, perfectly positioned in the sought-after area of Caterham on the Hill.

This modern home boasts a spacious open-plan living and kitchen area, featuring large bi-fold doors that open onto a generous balcony offering exceptional views of the surrounding tree-lined landscape — ideal for relaxing or entertaining.
Both double bedrooms benefit from direct access to a second, rear-facing balcony that is bathed in sunlight throughout the day. The stylish, contemporary bathroom adds to the overall high-spec finish of the property.

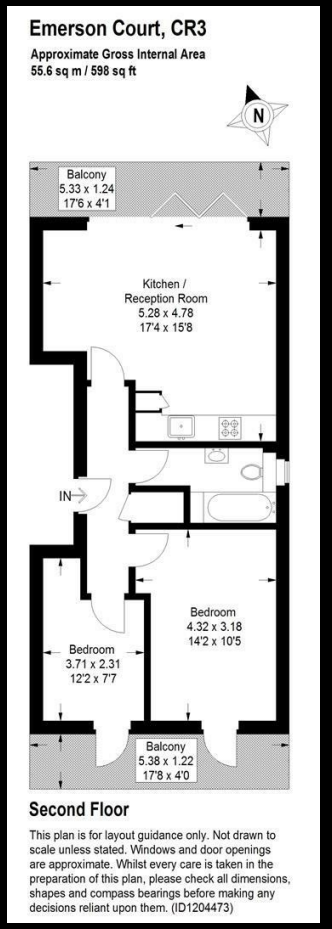
Additional features include gated, allocated parking, visitor spaces, private outdoor storage, and a secure telecom entry system.
Perfect for first-time buyers, this stunning property combines modern living with peace, privacy, and fantastic natural views.

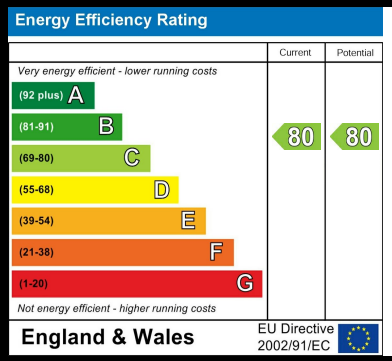
Location
Emerson Court is situated on a popular residential street. The property is walking distance to the Tesco store at the Village, and amenities such as an health centre, library, restaurants and pubs. Caterham offers a comprehensive range and selection of shops including two supermarkets and mainline train station. The area is close to open countryside whilst the motorway network can be accessed via junction 6 off the M25 at Godstone.

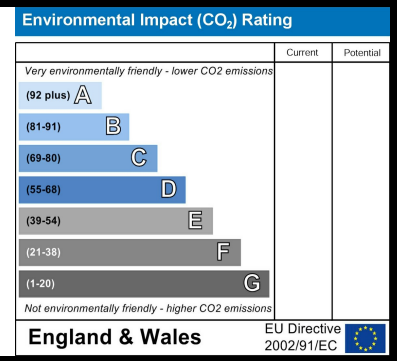
The Surrey National golf club is also within a short distance of the property.

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."







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