



*Mc.* MONOCHROME | HOMES

Milner Road, Caterham, CR3 6JR  
**Guide price £450,000**

# PROPERTY SUMMARY

## OVERVIEW

3 bedroom detached house, with detached garage and additional parking spaces, offering great scope to create a beautiful family home.

### Accommodation

This pretty detached house located in a quiet private cul-de-sac offers a great opportunity for buyers to come and put their stamp on what could become a beautiful family home with some cosmetic updating.

On the ground floor there is a bright family living room overlooking the pretty front garden, a well proportioned kitchen/diner with separate utility room, ample storage cupboards and a family bathroom with separate shower unit. Further on the first floor you will find a sizeable master bedroom with built in wardrobes, 2 further bedrooms and lots of storage space.

The front and rear garden are well matured, creating a beautiful outlook from every window, and a pretty space to enjoy the English summers This home also benefits from having a detached garage to the front of the home and additional parking space.

### Location

The property is ideally located, being walking distance to Caterham Valley, which offers an array of amenities such as high street shops, library, restaurants and pubs. Caterham offers a comprehensive range, 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 Whyteleafe 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		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		80
(55-68) D			(69-80) C		
(39-54) E		57	(55-68) D		57
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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