



MONOCHROME | HOMES

Guide price £550,000

Croydon Road, Caterham, CR3 6QD



# Property Summary

## OVERVIEW

A beautifully presented four-bedroom semi-detached home on Croydon Road, offering timeless period charm alongside stylish modern living. Spacious, elegant, and full of character, this is a superb family home in a sought-after location.

**Accommodation**  
We are delighted to present this stunning four-bedroom semi-detached home on the ever-popular Croydon Road, a property that perfectly blends beautiful period character with a fresh, modern feel.

From the moment you step inside, the sense of space is clear, with high ceilings and large windows throughout allowing natural light to flood the home. The welcoming entrance hallway sets the tone, offering a wonderful flow through the ground floor. To the left, the first reception room is a truly elegant space, featuring a charming fireplace and striking period details, making it ideal for both relaxing and entertaining.

Further along the hallway, a second reception room awaits, again boasting a stunning fireplace and benefiting from doors that open directly onto the garden, seamlessly connecting indoor and outdoor living. To the rear of the property is a stylish, modern kitchen, thoughtfully designed with ample storage and workspace, complemented by a separate utility area and an additional door leading out to the garden. A convenient downstairs WC completes the ground floor.

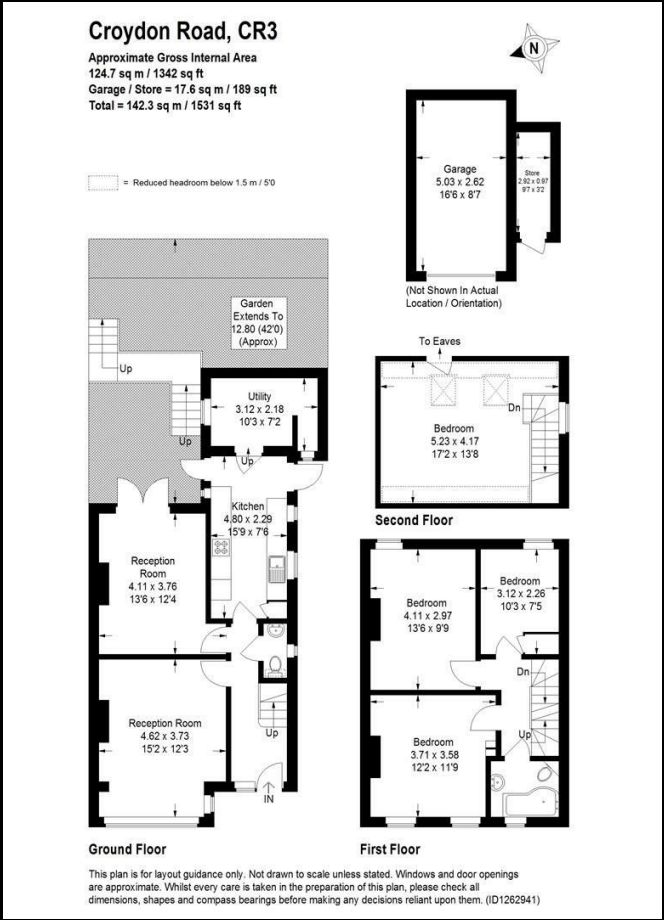
Upstairs, the first floor hosts three well-proportioned bedrooms, two of which are generous doubles featuring beautiful period elements, alongside a modern family bathroom finished to a high standard. Occupying the top floor is an impressive master bedroom, offering a peaceful retreat with excellent space and potential.

The garden is arranged over two levels, offering versatility and enjoyment throughout the year. The lower level is completed with decking, perfect for outdoor dining and entertaining, while the upper level provides a generous green space that enjoys plenty of sunlight. An outhouse with power adds further practicality, ideal as a home office, studio, or storage.

Externally, the property benefits from a garage, driveway, and a separate bike storage shed. With scope to further extend (subject to planning), this exceptional home offers both immediate comfort and exciting future potential. A truly special property that must be viewed to be fully appreciated.

**Location**  
The property is located excellently for access to all amenities in Caterham Valley, such as high street shops, library, restaurants and pubs. Caterham offers a comprehensive range and selection of shops, including four supermarkets and a 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 are from Caterham (0.6 miles) and additionally both Upper Warlingham and Whyteleafe stations are a short distance away with Upper Warlingham offering direct routes to London Victoria. The A22 offers easy access back into London while the M25/M23 provide fantastic commuting links to Gatwick and the South East.

Disclaimer



| 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) A                                 |         |           | (92 plus) A                                                     |         |           |
| (81-91) B                                   |         |           | (81-91) B                                                       |         |           |
| (69-80) C                                   |         |           | (69-80) C                                                       |         |           |
| (55-68) D                                   |         |           | (55-68) D                                                       |         |           |
| (39-54) E                                   |         |           | (39-54) E                                                       |         |           |
| (21-38) F                                   |         |           | (21-38) F                                                       |         |           |
| (1-20) G                                    |         |           | (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |

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