



*Mc.* MONOCHROME | HOMES

Ninehams Close, Caterham, CR3 5LQ

Asking price £525,000

# PROPERTY SUMMARY

## OVERVIEW

Boasting spacious living and flooded with natural light, this property is ideal for first time buyers. Located in a sought-after area with convenient access to local amenities.

**Accommodation**  
Nestled in a peaceful cul-de-sac in the heart of Caterham on the Hill, this charming three-bedroom bungalow offers space, light, and incredible potential. A generous driveway welcomes you on arrival, with ample parking for multiple vehicles.

As you step into this stunning property to your right, you'll find a sleek, modern downstairs bathroom. Further down the hallway you are greeted by a spacious double bedroom, perfect for guests or easy ground-floor living. You then enter the first bright and airy reception room, which is an inviting atmosphere perfect for both relaxation and entertaining. A handy utility room also sits nearby.

From here, the layout flows effortlessly into the stylish, modern kitchen, fully equipped with built-in appliances. This opens into a stunning reception room, where expansive windows flood the space with natural light.

French doors lead you out to the beautifully maintained, sun-drenched garden. To the side of the property, a versatile outhouse studio offers year-round use, while the substantial garage adds further practicality. There's also exciting scope to extend, allowing you to create your dream forever home.

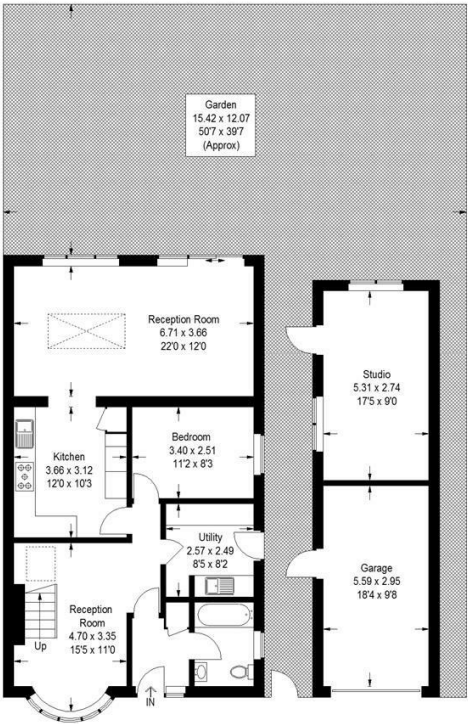
Heading upstairs, you'll find a spacious double bedroom to the right, complete with a luxurious en-suite. Opposite sits a further bedroom, featuring useful eaves storage, making it ideal as a home office, nursery, or guest room. The upstairs layout ensures comfort, privacy, and flexibility for the whole household.

Don't miss the opportunity to make this versatile and beautifully presented home your own.

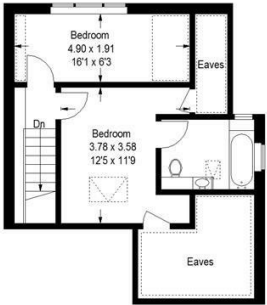


### Ninehams Close, CR3

Approximate Gross Internal Area (Excluding Eaves)  
112.7 sq m / 1213 sq ft  
Garage / Studio = 33.2 sq m / 357 sq ft  
Total = 145.9 sq m / 1570 sq ft



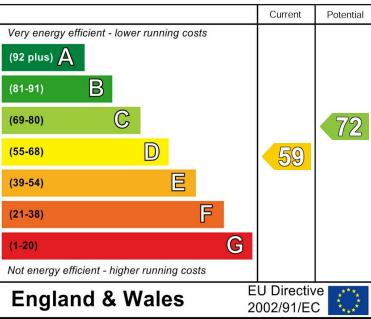
Ground Floor



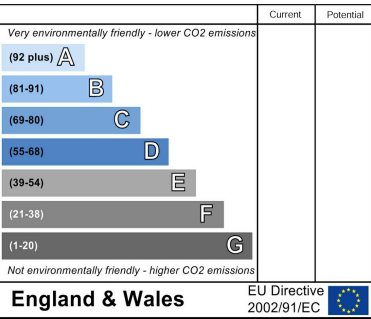
First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1231453)

#### Energy Efficiency Rating



#### Environmental Impact (CO<sub>2</sub>) Rating



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