



Stanstead Road, Caterham, CR3 6AD

Guide price £545,000

Mc. MONOCHROME | HOMES

PROPERTY SUMMARY

OVERVIEW

** OPEN DAY 14TH SEPTEMBER ** Monochrome present this immaculate, modern two bedroom apartment. The property is split over two levels, featuring two double bedrooms, large kitchen living area, utility and private garden.

ACCOMMODATION

This luxurious apartment nestled in the hills of Caterham is split over two levels meaning you are spoilt for space. The property is one of four duplex apartments. The first floor holds two very generous double bedrooms with built-in storage and Juliette balconies and the master has an en-suite, on this level, you also have multiple storage cupboards, utility space and a family bathroom. The ground floor boasts a spacious and bright open-plan kitchen/living/dining area. The kitchen is fully fitted with integrated AEG appliances including a fridge freezer, dishwasher, oven and microwave. On this floor, you also have a W/C and ample storage. The kitchen/living area provides access to the private garden which is south-facing and backs onto a further meadow. The property comes with further communal grounds, an intercom system, a lift facility and gated parking for two cars. This home is kept to an excellent standard and is modern throughout. The tucked away location means you benefit from stunning views and are kept private from the outside world.

LOCATION

The property is within walking distance to Caterham Valley and Caterham On The Hill, which hold many amenities, such as high street shops, a library, restaurants and pubs. Caterham offers a comprehensive range and selection of shops including two 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. Direct train services to London Bridge and Victoria are from Caterham station which is a 6-minute walk. The A22 offers easy access back into London while the M25/M23 provide fantastic commuting links to Gatwick and the South East. Nearby you will find stunning countryside walks across Coulsdon Common and Happy Valley, a true depiction of the Great British countryside. There are many well-regarded schools in the area including Oakhurst which is a short walk.

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 should 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."



Chapman House, CR3

Approximate Gross Internal Area
127.3 sq m / 1370 sq ft



Lower Basement

Basement

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. (ID1110801)

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		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		

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