



Maurice Avenue, Caterham, CR3 5TL

Asking price £450,000

*Mc.* MONOCHROME | HOMES

# PROPERTY SUMMARY

## OVERVIEW

A three-bedroom semi-detached home, a great space for someone looking to put their own stamp on a home. Benefiting from a driveway and garage.

### Accommodation

Welcome to this charming three-bedroom semi-detached home, offering spacious and versatile accommodation throughout.

The ground floor features two well-proportioned bedrooms, a modern fitted kitchen, a generous living area perfect for family gatherings, and a family bathroom. Upstairs, you'll find a large master bedroom providing a peaceful retreat with plenty of natural light and additional storage space.

The property benefits from ample built-in storage, a garage, and a private driveway with space for multiple vehicles. Outside, there is a lovely garden area or outdoor entertaining space.

Offered to the market chain free, this property is ideal for families, investors and first-time buyers who are looking for a property they can put their own stamp on. This home combines comfort, practicality, and convenience in a desirable location.

### Location

Maurice Avenue is situated in the heart of Caterham on the Hill, offering residents a desirable balance between convenience and a countryside atmosphere. The location benefits from close proximity to a variety of local amenities, including a Tesco supermarket just an 11-minute walk away. In addition, there is a selection of local restaurants and pubs nearby, ideal for family outings and social gatherings.

The property is exceptionally well-connected, with easy access to major road networks such as the M25 and M23 motorways. Gatwick Airport is also conveniently located just 14 miles away, approximately a 21-minute drive. For those commuting to London, the area is served by two nearby train stations: Caterham Station (0.6 miles) and Upper Warlingham Station (1.5 miles), both of which provide direct services to London Bridge and London Victoria.

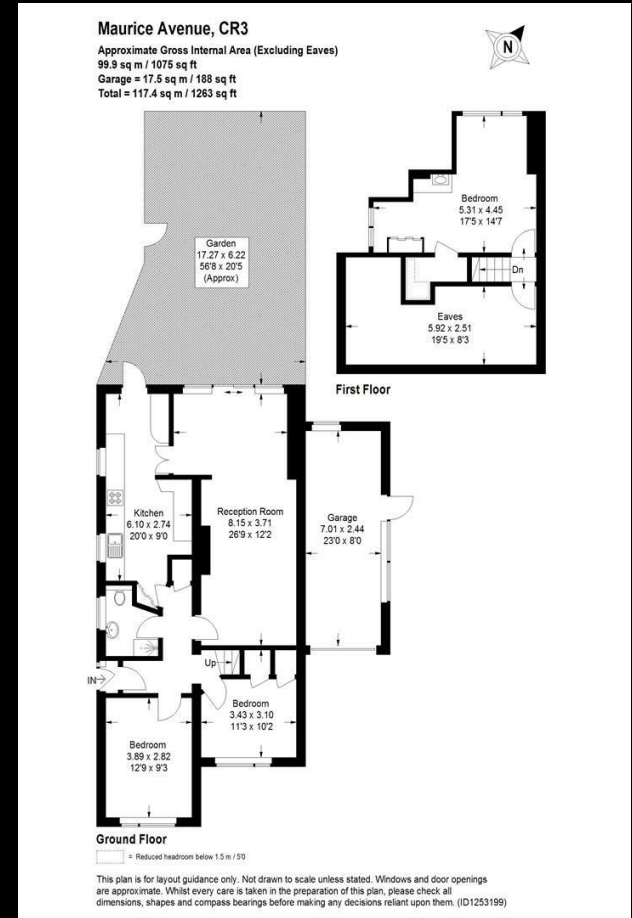
Families will find Maurice Avenue particularly appealing due to its proximity to several highly regarded schools. These include Caterham School, located 1.0 mile away, De Stafford School at 0.4 miles, and Warlingham School, which is 1.8 miles from the property.

Combining excellent transport links, convenient access to amenities, and quality educational options, Maurice Avenue presents an ideal location for families seeking both comfort and connectivity in a peaceful residential setting.

### 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   |         |                         |
| (55-68) D   |         |                         | (69-80) C   |         |                         |
| (39-54) E   |         |                         | (55-68) D   |         |                         |
| (21-38) F   |         |                         | (39-54) E   |         |                         |
| (1-20) G  |         |                         | (21-38) F   |         |                         |
| Not energy efficient - higher running costs                     |         |                         |   |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |   |         |                         |
|   |         | 61                      |   |         | 72                      |
| England & Wales   |         | EU Directive 2002/91/EC | England & Wales   |         | EU Directive 2002/91/EC |

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