Gwynne Road, Caterham, CR3 5FH

# Guide price £525,000

MONOCHROME | HOMES

# PROPERTY SUMMARY

## OVERVIEW

Located in a sought after cul-de-sac on the Hambeldon Park development this three bedroom link- detached house proves to fit the needs of a growing family who wish to reside in a quiet residential area of Caterham.

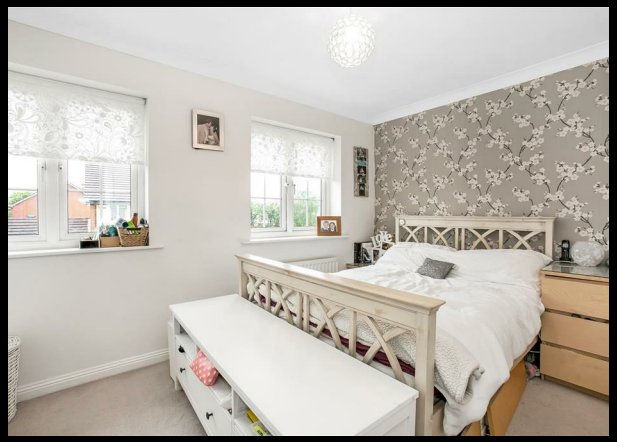
Accommodation
The accommodation comprises an entrance hallway and downstairs W/C. A front aspect modern fitted kitchen provides a flow of natural light and comes complete with integrated appliances along with ample worktop space and storage. The living area has been extended to create an open plan living/dining area. Bi-fold doors open out onto the extended conservatory which provides access to a beautiful landscaped garden.

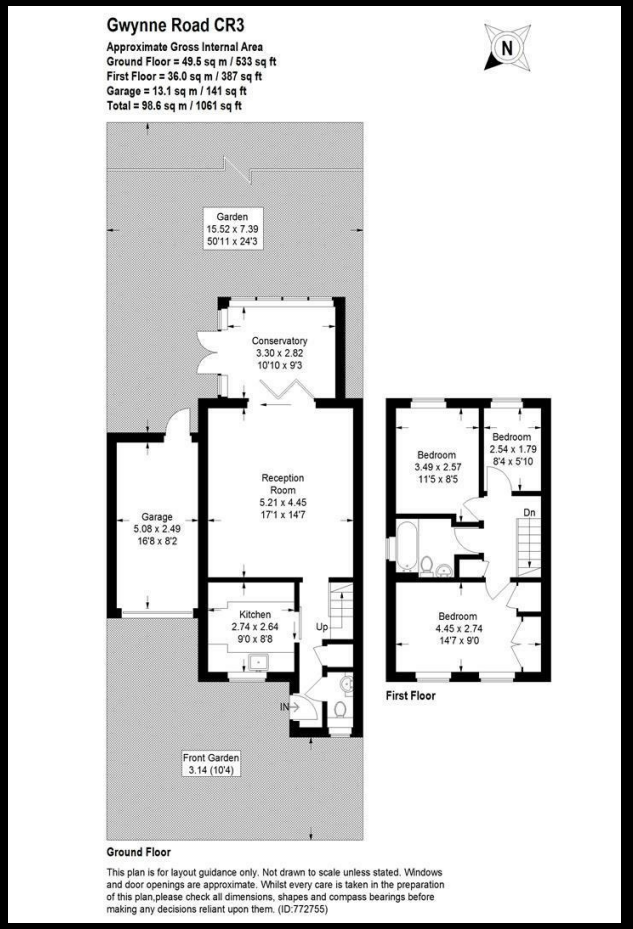
The stairs rise from the hallway to the first floor where all three bedrooms can be found. The front aspect master bedroom offers built-in wardrobes. The first floor is complemented by a two further bedrooms, a double and a single. A recently renovated family bathroom can also be found off the landing.

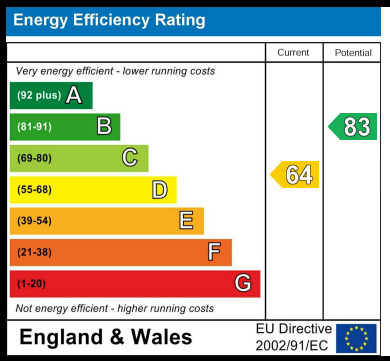
Access to the garage from the front also provides access to the rear garden through a single door. The driveway allows off road parking for one car along with parking on road.

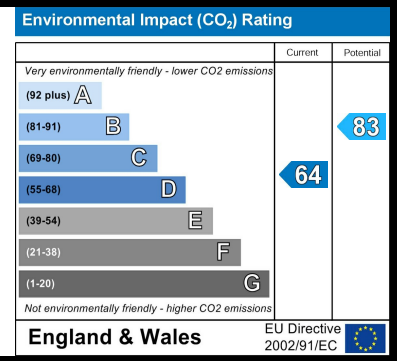
Location
Gwynne Road is situated on a popular residential development. The property is walking distance to the Tesco store at the Village, and amenities such as an health centre, library, restaurants and pubs. Caterham offers a comprehensive range and selection of shops including two supermarkets and 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 Coulsdon South 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."



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