



Money Road, Caterham, CR3 5TF

Offers in excess of £450,000

*Mc.* MONOCHROME | HOMES

# PROPERTY SUMMARY

## OVERVIEW

\*WE PAY TOWARDS YOUR LEGAL FEES\* Monochrome Homes presents an opportunity to acquire this three bedroom semi-detached house situated on a popular road in Caterham.

### Accommodation

The ground floor benefits from an entrance hallway leading to the kitchen, living and dining room as well as the family bathroom. The ground floor offers a separate kitchen with ample worktop and cupboard space. At the front of the property you have the spacious living room with a fireplace and large bay window. The dining room sits in the middle of the ground floor with direct access into the kitchen and outside into the garden, perfect for entertaining. The first floor offers three generously sized double bedrooms, two of which hold built in wardrobes. This home boasts light throughout with a window in every room.

Outside the property provides a garage which is located at the end of a shared driveway, you also have the bonus of on street parking. The southeast facing garden is a great size with both patio and grass space.

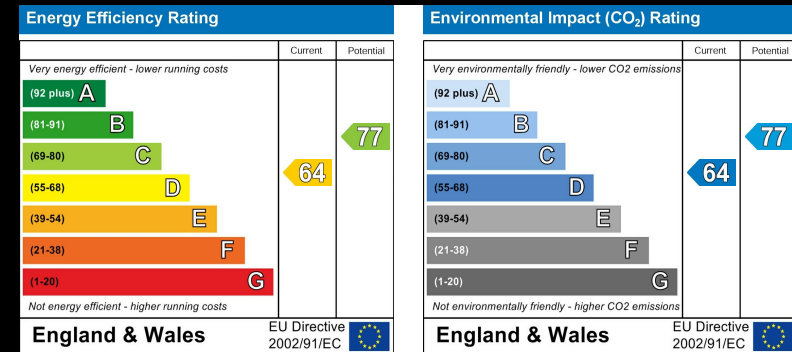
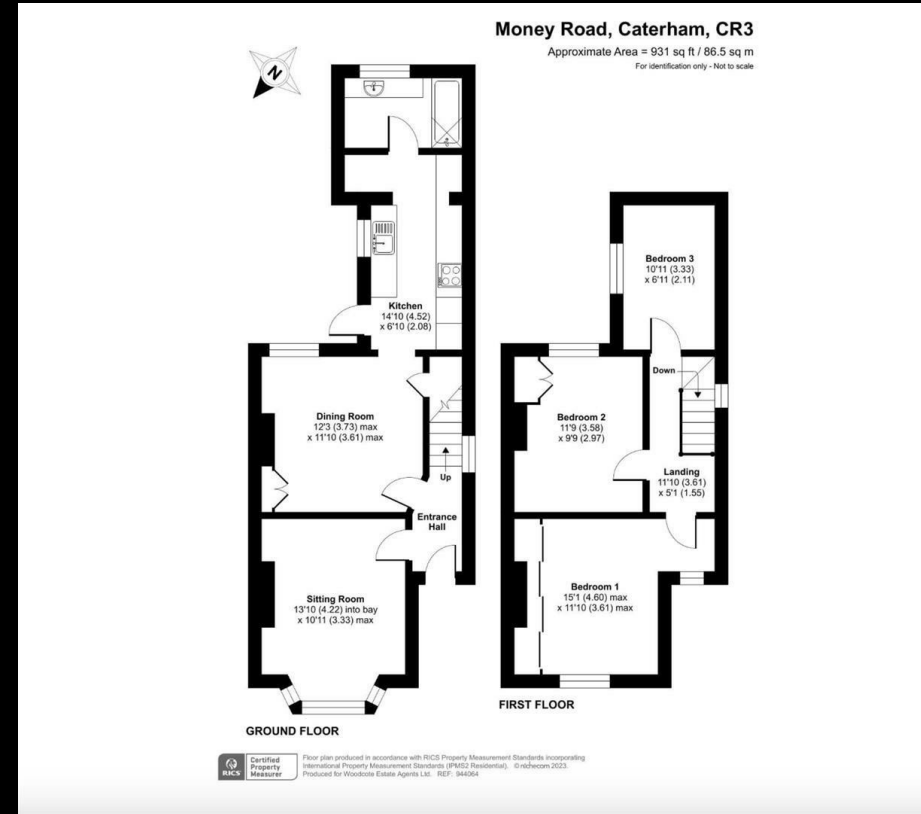
This property is great for families, investors and those looking to extend with the high potential it comes with.

### Location

Money Road is situated on a popular residential street. The property is walking distance to Caterham High Street hosting 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 Warringham 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. There are also access to many primary and secondary schools within 0.5 of a mile.

### 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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