



Tupwood Lane, Caterham, CR3 6DA

Asking price £1,100,000

*Mc.* MONOCHROME | HOMES

# PROPERTY SUMMARY

## OVERVIEW

A contemporary newly renovated five bedroom property situated on the sought after Tupwood Lane in Caterham.

### Accommodation

This stunning contemporary detached house has been remodelled and renovated throughout. As you enter the property there is a large entrance hallways leading you through the home. You have an open plan living, dining and kitchen space giving the property a spacious and bright feel with bi-fold doors running through. The kitchen is fully fitted with intergrated appliances, alongside this you have a seperate utility room. Downstairs is equipped with under- floor heating running through which hosts two of the bedrooms and a bathroom as well as the living space. The property holds 5 bedrooms and 3 bathrooms that are spread across the two floors, with the main bedroom holding an en-suite and a Juliette balcony looking over the garden. You have the addition of a separate gym/studio in the rear garden.

The property is set back from the road, with parking to the front of the home. The wrap around garden boasts privacy with well grown trees and hedges surrounding it. There is a patio area following around the property, this is a great space when entertaining.

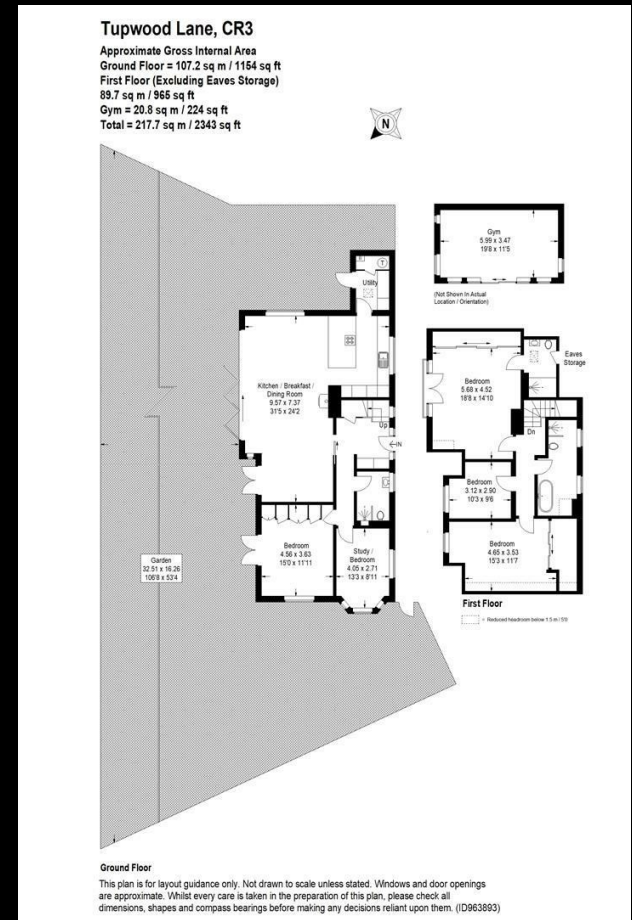
### Location

Tupwood Lane is situated on a residential road just minutes from the A22/M25. The area is known for its great schooling including Caterham School which is 0.9 miles from the property. You have Caterham town centre on your doorstep at just 0.5 miles which has a good range of shops including Church Walk, Waitrose and a number of restaurants and pubs. Tupwood Lane has access to open countryside, close to the Surrey Hills and North Downs. The local train station is located in Caterham centre with great access to London Bridge and Victoria station, as well as this you are a short distance from Gatwick.

### 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					
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		
		72		72	81

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