



Church Hill, Caterham, CR3 6FR

Guide price £450,000

Mc. MONOCHROME | HOMES

PROPERTY SUMMARY

OVERVIEW

** GUIDE PRICE £450,000 - £475,000 ** This stunning, contemporary executive apartment offers views over the north downs as well as a great living space throughout.

Accommodation

This executive apartment is a must-see, offering stunning views over The North Downs. The property boasts a beautiful finish throughout, featuring an open-plan living and kitchen area with floor-to-ceiling gable windows and a large balcony that showcases the surrounding views. The kitchen is equipped with high-end appliances. Both bedrooms are generously sized and include fitted wardrobes. The main bedroom features an en-suite bathroom, in addition to a family bathroom. The property is equipped with underfloor heating throughout, a video entry system, and a lift. It also includes an allocated parking space and access to communal grounds.

Location

The property is walking distance to Caterham Valley, and amenities such as high street shops, 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. Direct train services to London Bridge and Victoria are from Caterham. 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.

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."



The Gardens, CR3

Approximate Gross Internal Area
86.7 sq m / 922 sq ft



First Floor

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. (ID1171383)

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	92	92
(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		
England & Wales	EU Directive 2002/91/EC	

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