









MONOCHROME | HOMES

Offers in the region of £350,000

85 Croydon Road, Caterham, CR3 6PD

Property Summary

OVERVIEW

Presenting this stunning two-bedroom duplex apartment, including a large open-plan living area, family bathroom and w/c. The property has the luxury of its own private entrance, parking for two and ample storage throughout. Situated with excellent transport links and local amenities.

Accommodation
This modern and spacious split-level apartment is ideally located near Caterham Town Centre, which offers a variety of amenities and excellent transport links.

The apartment features a private entrance, two double bedrooms, a sizable kitchen, a reception room, a W/C and two allocated parking spaces. Additionally, the large hallway serves as a study area.

The kitchen and living area are bright and spacious, providing ample room for a dining table.

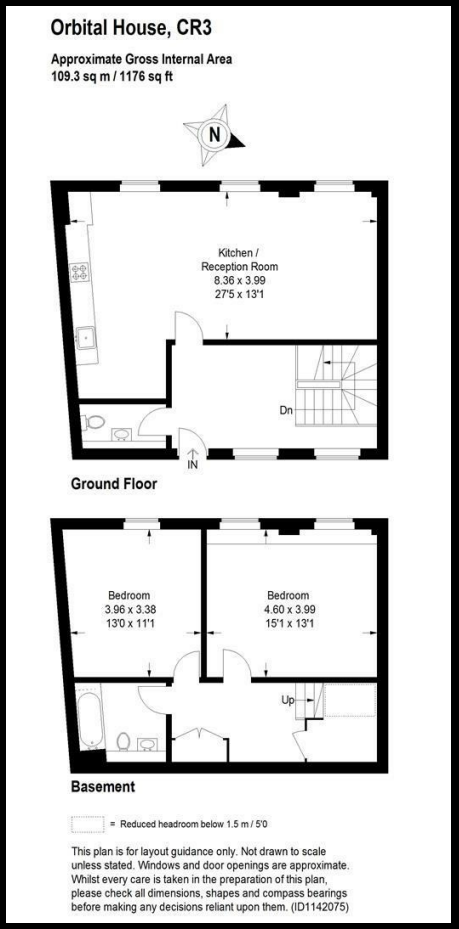
Descending from the hallway to the lower ground floor, you'll find both bedrooms, along with another large hallway that also includes two storage cupboards. The master bedroom comes with fitted wardrobes, and both bedrooms are served by a family bathroom.

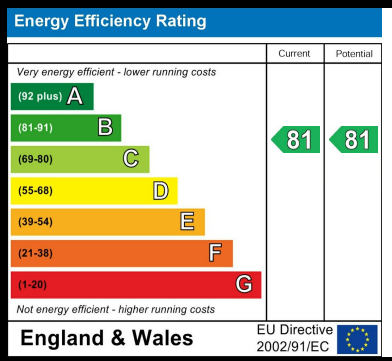
Location
Orbital House is situated within Caterham High Street, within walking distance to amenities such as high street shops, a library, restaurants and pubs. Caterham offers a comprehensive range and selection of shops including two supermarkets and a mainline train station. The area is close to open 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 (0.3 miles) and additionally, both Upper Warlingham and Whyteleafe 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.

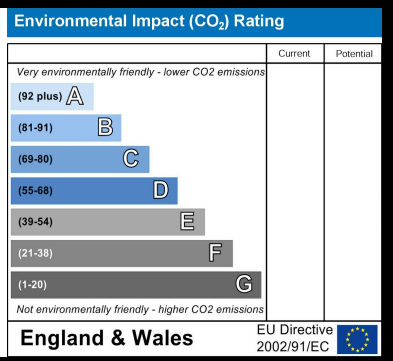
Disclaimer
"These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or 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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