Bourne Lane, Caterham, CR3 5SP

# Asking price £550,000

MONOCHROME | HOMES

# PROPERTY SUMMARY

## OVERVIEW

*WE PAY TOWARDS YOUR LEGAL FEES* An attractive four bedroom semi-detached property situated on a quiet residential road in Caterham On The hill, presented to the market ready to move into. Perfect for families, down sizers and investors.

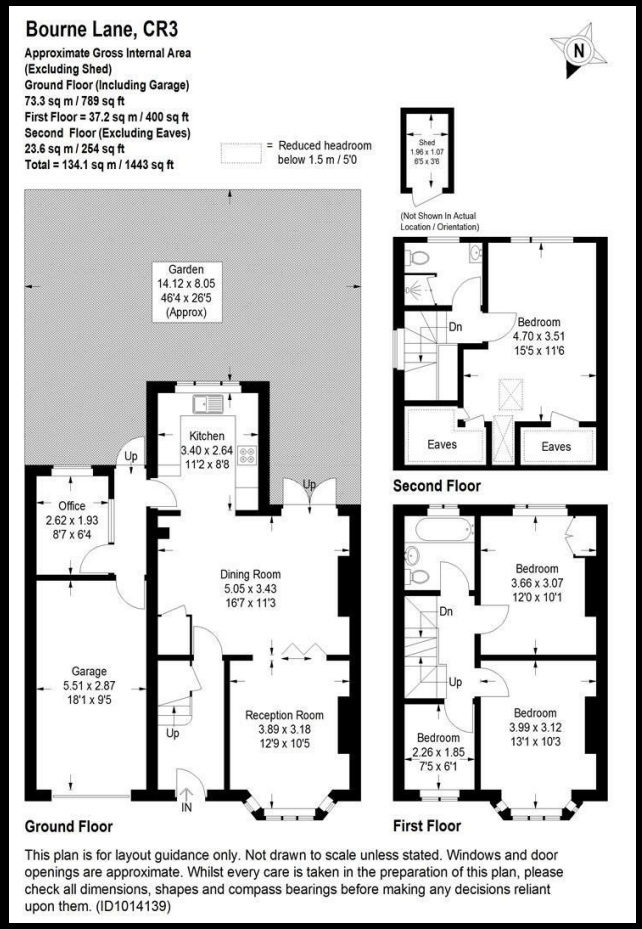
Accommodation
The accommodation offers a modern and contemporary feel throughout. The ground floor benefits from a bright entrance hallway leading to a newly fitted open plan kitchen with plenty of storage and comes fitted with integrated appliances. You have the bonus of two receptions room with the option to have them open plan or separated with internal bi-folds. The lounge/dining area provides access out into a the well maintained garden. To the side of the kitchen the property benefits from an office which could also be used as a utility room. The garage is accessible from both inside and the front of the house and holds a great space for storage. The first floor offers three bedrooms and the family bathroom. On the top floor you have the master holding an en-suite and eves storage.

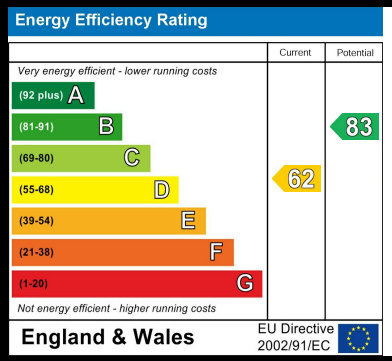
The accommodation creates a real sense of versatility and is bright and spacious throughout.

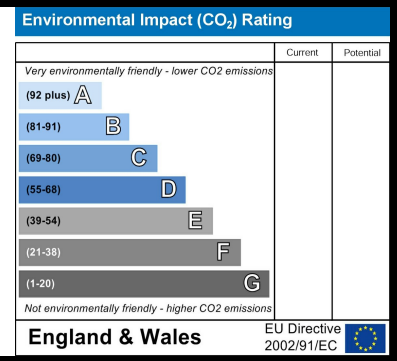
Outside the property provides a driveway for up to 2 cars and the garden provides great space that is kept private with planting around the border.

Location
Bourne Lane is situated on a popular residential street. The property is walking distance to the Tesco store at the Village, and amenities such as an health centre, library, restaurants and pubs. You will also have Caterham On The Hill on your doorstop which holds shops and restaurants. 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. You also have the bonus of multiple schools within close distance, with great ratings. 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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