



MONOCHROME | HOMES

Offers in excess of £425,000

Addison Road, Caterham, CR3 5LU

# Property Summary

## OVERVIEW

Well presented throughout, this two double-bedroom home is located in the heart of Caterham On The Hill. The property is complete with a large open-plan kitchen, living and dining space as well as another cosy living room and a well-maintained garden.

### Accommodation

This beautifully presented two-bedroom home offers modern living throughout and is perfect for first-time buyers, small families, or investors alike.

The first floor comprises two well-proportioned bedrooms and a contemporary family bathroom, finished to a high standard. Downstairs, the property features a welcoming reception room, ideal for relaxing or entertaining guests.

To the rear, a spacious open-plan fitted kitchen, which is underfloor heated, seamlessly flows into a bright living and dining area, creating a versatile and sociable space. Double doors open out onto a well-maintained garden, complete with a patio area and lawn—perfect for outdoor dining and enjoying warmer months.

Stylish and modern throughout, this home is ready to move into and enjoy.

### Location

Addison Road is situated on a popular residential street. The property is walking distance to Caterham High Street hosting amenities such as a 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.

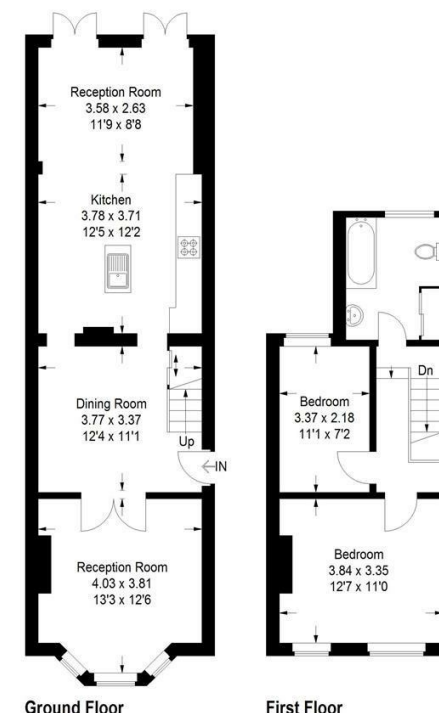
### Disclaimer

"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.

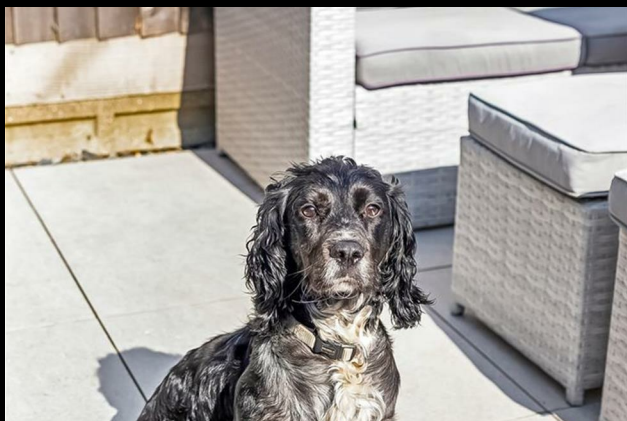
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested."

## Addison Road, CR3

Approximate Gross Internal Area  
86.2 sq m / 928 sq ft



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. (ID1286162)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			81	Very environmentally friendly - lower CO <sub>2</sub> emissions	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs					
England & Wales		EU Directive 2002/91/EC		England & Wales	

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