



Mc. MONOCHROME | HOMES

Offers in the region of £425,000

Stafford Road, Caterham, CR3 6NJ

Property Summary

OVERVIEW

This impressive three-bedroom semi-detached home on Stafford Road combines modern comfort with spacious living and a highly desirable location.

Accommodation

We are delighted to present this stunning three-bedroom semi-detached home on Stafford Road, offering a perfect blend of space, light, and practicality throughout. As you step inside, you're welcomed by an inviting hallway that immediately sets the tone for the rest of the property. To your right, you'll find a versatile reception room, ideal as a formal dining area or cosy snug.

To the rear, the home truly comes into its own with a spacious living room flooded with natural light, creating a warm and relaxing space perfect for everyday living and entertaining. Just off the living room is the well-appointed kitchen, which also benefits from a convenient downstairs WC. From here, you have direct access out to the garden, making it a great layout for both family life and hosting guests.

Upstairs continues to impress, offering three double bedrooms along with a modern family bathroom, providing ample space for growing families or those needing extra room to work from home.

Externally, the property boasts a large front garden, adding to its kerb appeal, while the rear garden offers a fantastic amount of space. With a paved area and lawn, it's perfect for relaxing, and enjoying the natural light throughout the day.

Location

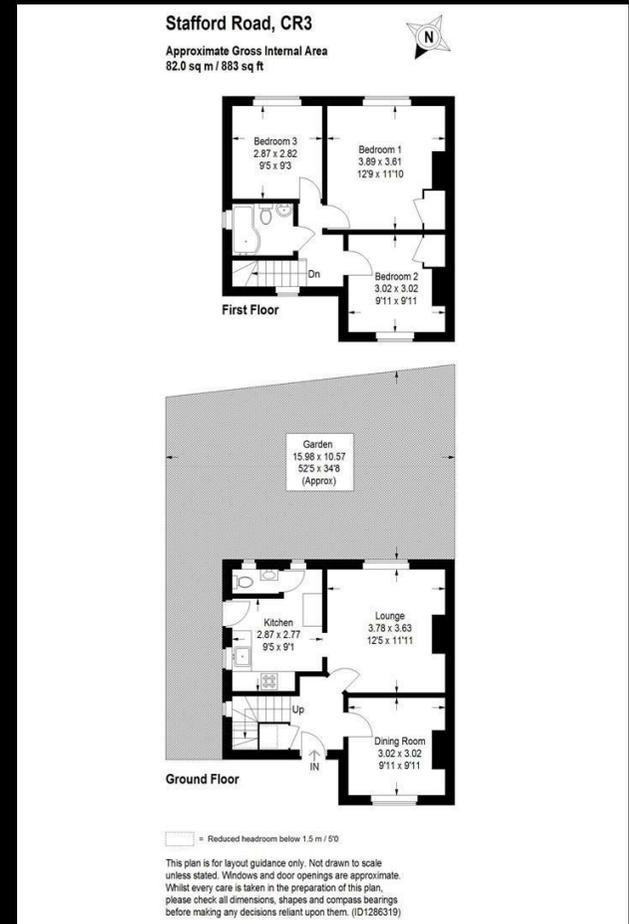
Situated on Stafford Road in Caterham, this property benefits from a convenient and well-connected position within one of the area's sought-after residential roads. Stafford Road is within easy walking distance of Caterham town centre, which offers a variety of shops, cafés, restaurants and everyday amenities, including well-known supermarkets such as Waitrose and Morrisons.

Transport connections are excellent, making it ideal for commuters and local travel alike. Caterham mainline railway station is just a short walk away, providing regular services to London Bridge, while nearby bus routes offer links to surrounding towns and other parts of Surrey. The property also enjoys straightforward access to the A22 and M25 (Junction 6), enabling easy journeys by car to London, the Surrey countryside and further afield.

The area is particularly appealing for families, with a number of well-regarded schools in close proximity, as well as plenty of green open spaces. Nearby options include Manor Park, Stafford Road Recreation Ground and surrounding woodland, all ideal for outdoor pursuits and relaxed walks.

In summary, Stafford Road offers an excellent balance of suburban comfort, strong transport links and local amenities, making it a highly desirable location for families, professionals and commuters.

Disclaimer



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	86	(92 plus) A	86
(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		Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

MONOCHROME HOMES CATERHAM
MONOCHROME HOMES COULSDON
T: 01737 400 096 | E: HELLO@MONOCHROMEHOMES.CO.UK | MONOCHROMEHOMES.CO.UK

