



Milton Road, Caterham, CR3 5JD

Offers in excess of £475,000

*Mc.* MONOCHROME | HOMES

# PROPERTY SUMMARY

## OVERVIEW

We are delighted to present this beautiful three-bedroom house, ideally located on Milton Road. This spacious property offers a blend of modern living and timeless charm.

### Accommodation

This beautifully presented three double bedroom house on Milton Road offers the perfect blend of style, space, and modern living. Situated in the heart of Caterham on the Hill.

Upon entering, you're welcomed by a spacious and well-appointed bathroom featuring built-in storage, as well as each of the three generously sized double bedrooms is flooded with natural light thanks to large windows that brighten the home throughout the day.

The open-plan living, dining, and kitchen area creates a seamless space for entertaining and family time. The patio door opens onto a breathtaking, sun-drenched garden, complete with a patio area that's perfect for relaxing and entertaining during the summer months.

Additional features include solar panels for energy-efficient living, as well as smart home technology that allows you to control heating and lighting directly from your phone. The property also boasts two double-length garages and two off-road parking spaces—ideal for secure parking and extra storage.

This exceptional home offers a rare combination of modern convenience, beautiful design, and an unbeatable location. Don't miss the opportunity to make it yours!

### Location

Milton Road is a sought-after residential street nestled in the heart of Caterham on the Hill, a popular and well-established area known for its strong community atmosphere, excellent amenities, and convenient transport links.

You would benefit from easy access to a wide range of local shops, cafes, and restaurants along the bustling Coulsdon Road and in the nearby Church Walk Shopping Centre. A selection of reputable primary and secondary schools, including the popular de Stafford School and Hillcroft Primary, are within walking distance.

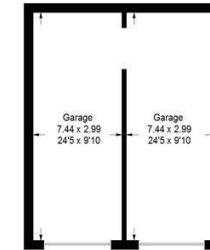
For commuters, Whyteleafe, Upper Waringham, and Caterham railway stations provide regular direct services to London Bridge, Victoria and coastal spots such as Brighton. As well as the nearby A22 and M25 (Junction 6) offer swift connections to central London, Gatwick Airport, and the wider motorway network.

Nestled among green spaces and picturesque countryside, Milton Road enjoys a prime location close to scenic spots such as Coulsdon Common and Queen's Park. Just a short distance away, residents can also explore Kenley Aerodrome and the tranquil beauty of Happy Valley. The area offers a wealth of leisure opportunities, with nearby sports facilities, golf clubs, and an extensive network of walking trails right on your doorstep. This desirable location perfectly balances suburban peace with everyday convenience—making Milton Road a prime choice for your next home.

### Disclaimer

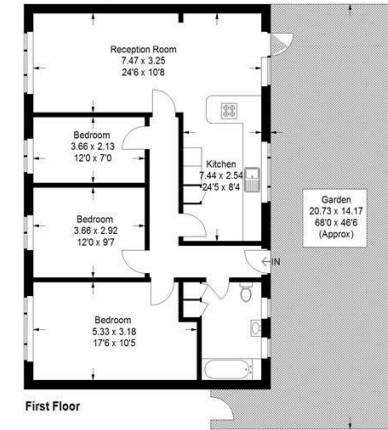
### Milton Road, CR3

Approximate Gross Internal Area  
89.7 sq m / 966 sq ft  
Garage = 46.1 sq m / 486 sq ft  
Total = 134.8 sq m / 1461 sq ft



### Ground Floor

(Not Shown in Actual Location / Orientation)

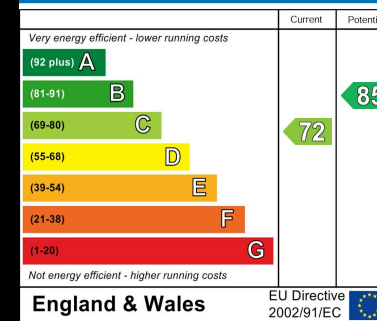


### First Floor

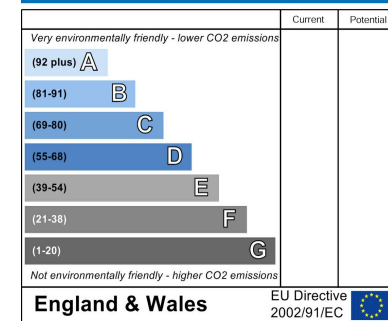
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID:1207645)



### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



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