



*M.* MONOCHROME | HOMES

Danvers Way, Caterham, CR3 5FJ

Asking price £600,000

# PROPERTY SUMMARY

## OVERVIEW

Exclusive To Monochrome Homes is this three bedroom detached house situated in a sought after cul-de-sac on the Hambeldon Park development in Caterham. The property proves to fit the needs of a growing family who wish to reside in a quiet residential area of Caterham.

### Accommodation

The accommodation comprises an entrance hallway and downstairs W/C. A front aspect lounge provides a flow of natural light which leads to the rear reception and conservatory. The modern fitted kitchen provides integrated appliances and provides access to the garage. The kitchen overlooks the garden and is accessed via French style doors which open out onto the patio and grassed area. The property benefits from beautiful kamdean flooring and carpet through areas of the ground floor.

The stairs rise from the hallway to the first floor where all three bedrooms can be found. The front aspect master bedroom offers built-in wardrobes as well as a recently refurbished en-suite. The first floor is complemented by a two further bedrooms a double and single. The family bathroom can also be found off the landing.

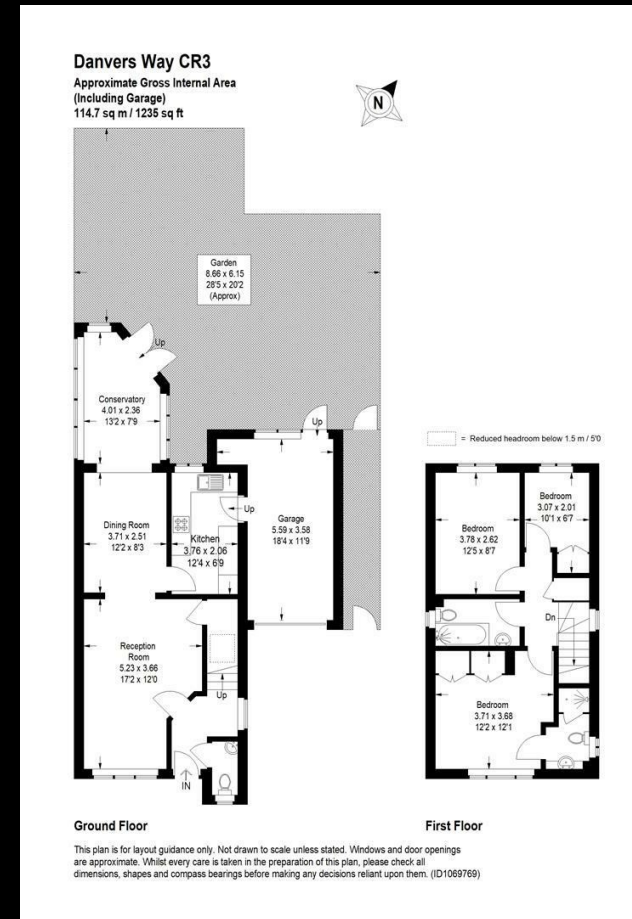
The property has the additional benefit of planning permission to build a 4th bedroom over the garage.

### Location

Danvers Way is situated on a popular residential development. The property is walking distance to the Tesco store at the Village, and amenities such as an 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 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."



| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating |         |           |
|---------------------------------------------|---------|-----------|------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                | Current | Potential |
| Very energy efficient - lower running costs |         |           |                                                |         |           |
| (92 plus) A                                 |         |           | (92 plus) A                                    |         |           |
| (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                             |         |           | England & Wales                                |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                        |         |           |
|                                             |         | 79        |                                                | 66      | 79        |

5C HIGH STREET, CATERHAM, SURREY, CR3 5UE

T: 01737 400 096 | E: HELLO@MONOCHROMEHOMES.CO.UK | MONOCHROMEHOMES.CO.UK

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