



MONOCHROME | HOMES

Guide price £600,000

Oak Road, Caterham, CR3 5TT

Property Summary

OVERVIEW

Spread over three floors, this versatile home features three reception rooms, an open-plan kitchen/living area, separate utility, four bedrooms (including a top-floor master with en-suite), a family bathroom, and a generous garden with patio and green space.

Accommodation
Nestled in a sought-after residential area, this spacious and versatile four-bedroom semi-detached home offers generous living accommodation across three well-appointed floors, perfect for modern family life.

The ground floor welcomes you with three reception rooms, offering flexible space ideal for a formal lounge, dining area, home office or playroom. One of these seamlessly opens into a modern open-plan kitchen and living space, creating a sociable hub of the home with views and direct access to the garden. A separate utility room adds convenience, keeping laundry and household tasks tucked away.

On the first floor, you'll find two generously sized double bedrooms and a stylish family bathroom, well-suited to both family living and guests.

The top floor boasts two further bedrooms, including a spacious master suite complete with en-suite shower room, providing a private retreat. Outside, the property enjoys a good-sized garden featuring a patio area perfect for outdoor dining and entertaining.

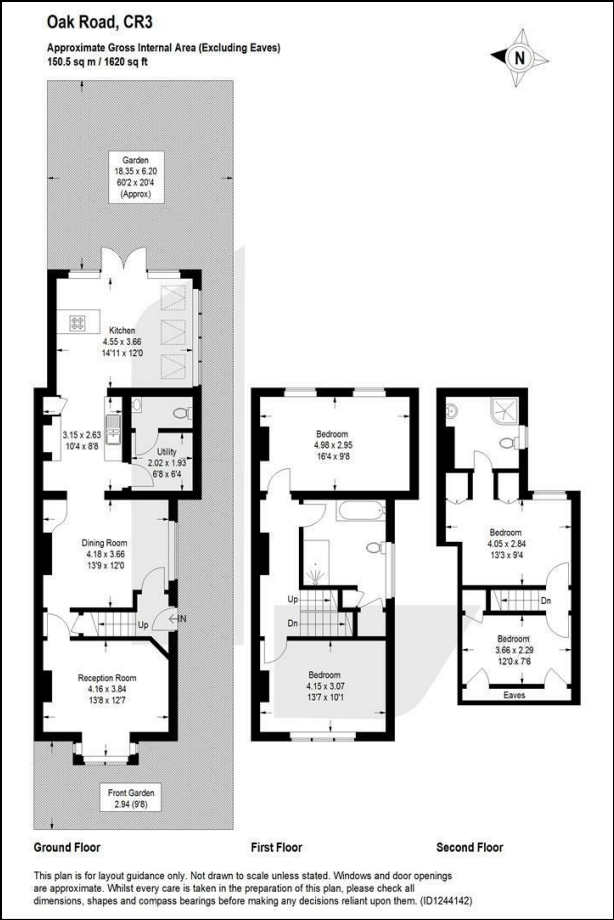
This well-proportioned home combines character, comfort and practicality—making it an excellent choice for growing families or those in need of flexible living arrangements.

Location
Oak Road is situated in the heart of Caterham on the Hill, offering residents a desirable balance between convenience and a countryside atmosphere. The location benefits from close proximity to a variety of local amenities, including a Tesco supermarket just an 11-minute walk away. In addition, there is a selection of local restaurants and pubs nearby, ideal for family outings and social gatherings.

The property is exceptionally well-connected, with easy access to major road networks such as the M25 and M23 motorways. Gatwick Airport is also conveniently located just 14 miles away, approximately a 21-minute drive. For those commuting to London, the area is served by two nearby train stations: Caterham Station (0.6 miles) and Upper Warlingham Station (1.5 miles), both of which provide direct services to London Bridge and London Victoria.

Families will find Oak Road particularly appealing due to its proximity to several highly regarded schools. These include Caterham School, located 1.0 mile away, De Stafford School at 0.4 miles, and Warlingham School, which is 1.8 miles from the property. Combining excellent transport links, convenient access to amenities, and quality educational options, Oak Road presents an ideal location for families seeking both comfort and connectivity in a peaceful residential setting.

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			(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			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		