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Campbell Road, Caterham, CR3 5JN

Guide price £400,000



# PROPERTY SUMMARY

## OVERVIEW

Well presented throughout, this three-bedroom mid-terrace property is set within a sought-after area of Caterham and features a private garden and on-road parking.

### Accommodation

This well-presented three-bedroom terraced home offers bright and modern living throughout. The ground floor features an attractive open-plan kitchen, dining and living area, creating a versatile and welcoming space, with doors opening directly onto a patio area—ideal for entertaining and everyday living. Beyond the patio, steps lead down to a further area of green space, providing additional outdoor enjoyment. Upstairs, the property comprises two well-proportioned double bedrooms, a single bedroom, and a contemporary family bathroom. Maintained in good condition throughout, this home combines comfortable accommodation with appealing outdoor space, making it an excellent choice for families or professionals alike.

### Location

Campbell Road is situated on a popular residential street. The property is walking distance to the Tesco store at the Village, and 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 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

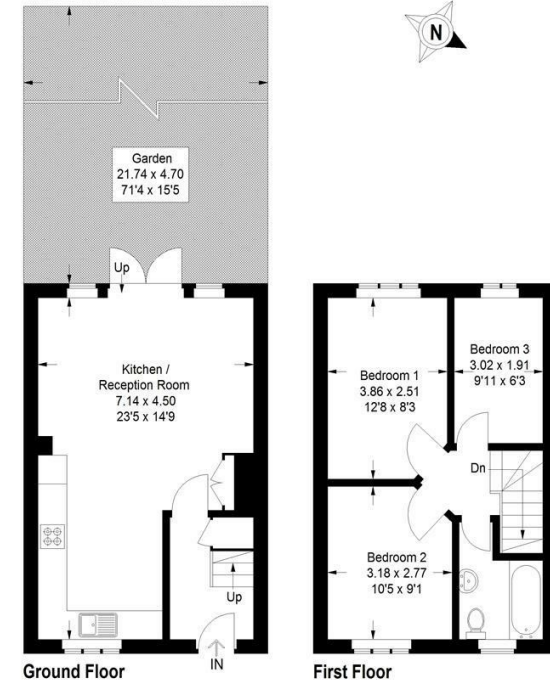
"These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal 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."



### Campbell Road, CR3

Approximate Gross Internal Area  
Ground Floor = 32.7 sq m / 352 sq ft  
First Floor = 32.2 sq m / 347 sq ft  
Total = 64.9 sq m / 699 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. (ID900042)

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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