







MONOCHROME | HOMES

Guide price £725,000

Manor Avenue, Caterham, CR3 6AN

Property Summary

OVERVIEW

(GUIDE PRICE £750,000-£775,000)- Situated on the sought-after Manor Avenue in Caterham, this charming detached bungalow offers spacious and versatile accommodation. Extending to approximately 1,195 sq ft, the property features two welcoming reception rooms, ideal for relaxing and entertaining.

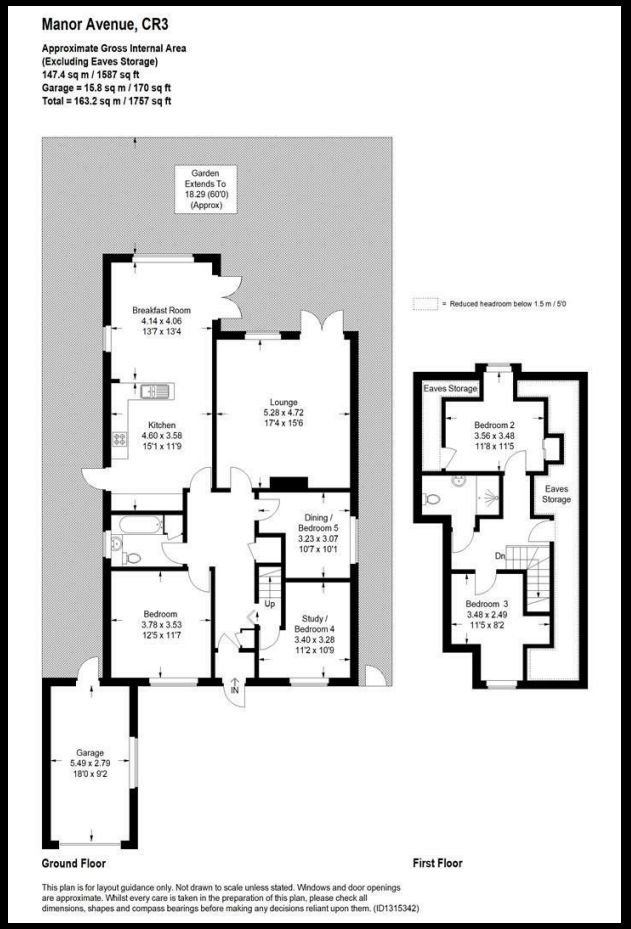
Accommodation
Nestled in the charming area of Manor Avenue, Caterham, this delightful detached bungalow offers a perfect blend of comfort and space. Spanning an impressive 1,195 square feet, the property boasts two inviting reception rooms, ideal for both relaxation and entertaining guests.

With five well-proportioned bedrooms, this home provides ample accommodation for families or those seeking extra space for guests or a home office. The two bathrooms ensure convenience for all, making morning routines a breeze.

The exterior of the property is equally appealing, featuring parking for up to four vehicles, a rare find in such a desirable location. This feature adds to the practicality of the home, allowing for easy access and ample space for family and visitors alike.

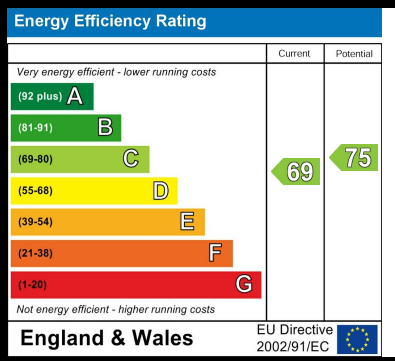
Location
Manor Avenue is a quiet sought after road in Caterham. The property is within walking distance to Caterham Valley and Caterham On The Hill, which hold many amenities, such as high street shops, a library, restaurants and pubs. Caterham offers a comprehensive range and selection of shops including two supermarkets and a 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. Direct train services to London Bridge and Victoria are from Caterham station which is a 6-minute walk. The A22 offers easy access back into London while the M25/M23 provide fantastic commuting links to Gatwick and the South East. You also have Queens Park at the end of the road, offering a great walking area and playground, great for families or pet owners. Nearby, you will find stunning countryside walks across Coulsdon Common and Happy Valley, a true depiction of the Great British countryside. There are many well-regarded schools in the area, including Essendene Lodge School which is a short walk.

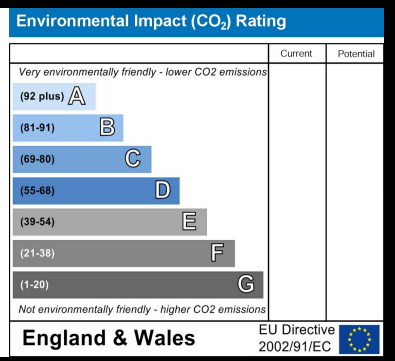
Disclaimer
"These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or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











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