



Oak Road, Caterham, CR3 5TS

Asking price £410,000

*Mc.* MONOCHROME | HOMES

# PROPERTY SUMMARY

## OVERVIEW

We are delighted to present this stunning two double bedroom house located on Oak Road. Blending timeless period features with a modern touch, this beautifully maintained home offers charm and versatility to suit a wide range of buyers. Bright and airy throughout, it is ideal for first-time buyers or those looking for a perfect family home.

### Accommodation

This beautifully presented two-bedroom house, ideally situated in the heart of Caterham on the Hill, effortlessly blends period charm with modern living. Boasting original fireplaces, high ceilings, and large windows throughout, the home is flooded with natural light and exudes timeless character.

Upstairs, you'll find two generously sized double bedrooms, offering comfort and space, with potential for further expansion if desired. The ground floor features a spacious living and dining area — perfect for family time or entertaining guests — while the well-appointed kitchen and bathroom benefit from skylights that create a bright, airy atmosphere.

Step outside to enjoy the beautifully maintained garden, complete with a patio area and lawn — ideal for year-round enjoyment. At the rear of the property, a partially converted garage provides a practical office setup, offering a versatile space for remote work or hobbies.

This unique home is a rare find, combining classic features with flexible living in a sought-after location.

### 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.

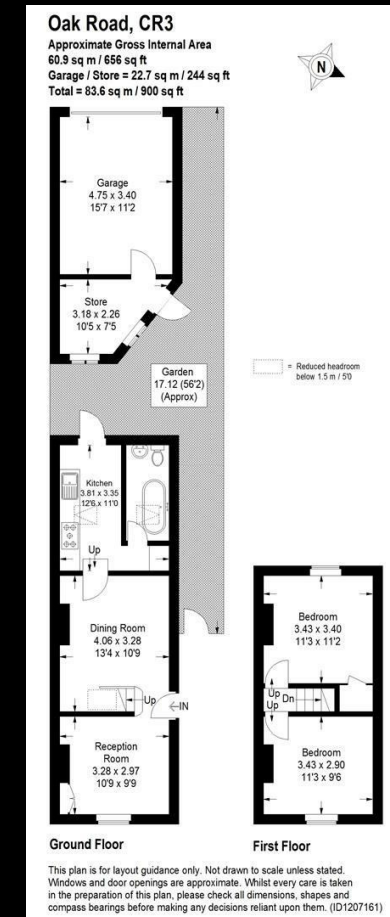
The property is exceptionally well-connected, with easy access to major road networks such as the M25 and M23 motorways. Gatwick Airport is also conveniently located just 14 miles away, approximately a 21-minute drive. For those commuting to London, the area is served by two nearby train stations: Caterham 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

"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.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus)	A		Very environmentally friendly - lower CO <sub>2</sub> emissions		
(81-91)	B		(92 plus)	A	
(69-80)	C		(81-91)	B	
(55-68)	D		(69-80)	C	
(39-54)	E		(55-68)	D	
(21-38)	F		(39-54)	E	
(1-20)	G		(21-38)	F	
Not energy efficient - higher running costs					
Not environmentally friendly - higher CO <sub>2</sub> emissions					
		87			65
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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