



*Mc.* MONOCHROME | HOMES

Park Avenue, Caterham, CR3 6AH

**Offers in excess of £950,000**



# PROPERTY SUMMARY

## OVERVIEW

A beautifully presented four-bedroom detached home located on Park Avenue in Caterham On The Hill. This home is spacious and bright throughout, holds a large, well-kept garden and an in-and-out driveway. Perfect for a family looking for somewhere they can move straight into!

**Accommodation**  
Situating on the sought-after Park Avenue in Caterham on the Hill, this exceptional four-bedroom detached house offers stylish, modern living in a prime location. Immaculately presented throughout, the home boasts a spacious open-plan kitchen, living, and dining area—perfect for entertaining—complete with sliding doors that seamlessly open onto a private garden, flooding the space with natural light.

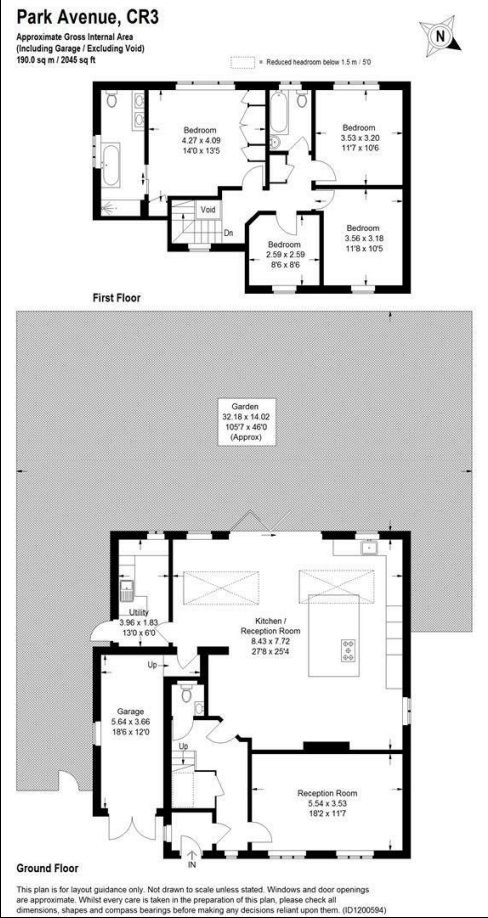
The ground floor also features a separate reception room, a practical utility room, and a convenient downstairs WC, you also have integral access to the garage. Upstairs, you'll find four generously sized bedrooms, including a stunning principal suite with en-suite bathroom, and a sleek family bathroom serving the remaining rooms.

Outside, a large in-and-out driveway provides ample off-street parking, complementing the property's attractive curb appeal.

This well-presented home is versatile throughout and offers great potential for expansion.

**Location**  
Park Avenue is a quiet sought after road, located on Standstead Road. 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 Oakhurst 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."



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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

5C HIGH STREET, CATERHAM, SURREY, CR3 5UE  
T: 01737 400 096 | E: HELLO@MONOCHROMEHOMES.CO.UK | MONOCHROMEHOMES.CO.UK

