



MONOCHROME | HOMES

Offers in the region of £350,000

Stafford Road, Caterham, CR3 6NL

Property Summary

OVERVIEW

This semi-detached house on Stafford Road presents a wonderful opportunity for anyone looking to establish a home in a desirable area. With its charming features and practical layout, it is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely property your own.

Accommodation

The house boasts two spacious bedrooms, providing ample room for rest and personalisation. The bathroom is conveniently located, ensuring ease of access for all residents. This property is perfect for small families, couples, or individuals seeking a peaceful retreat in a friendly neighbourhood.

Caterham is known for its excellent local amenities, including shops, schools, and parks, making it an ideal location for those who appreciate community living. With good transport links nearby, commuting to London and other surrounding areas is both straightforward and efficient.

Location

Located on Stafford Road in Caterham, Surrey, this property enjoys a highly convenient and well-connected setting in one of the area's popular residential streets. Stafford Road lies within walking distance of Caterham town centre, offering a wide range of shops, cafés, restaurants and everyday amenities, including supermarkets such as Waitrose and Morrisons.

Transport links are excellent for both commuters and local travel. Caterham mainline railway station is a short stroll away, providing regular services into London Bridge, while local bus routes connect to neighbouring towns and wider Surrey. Easy access to the A22 and M25 (Junction 6) allows straightforward travel by car to London, the Surrey countryside and beyond.

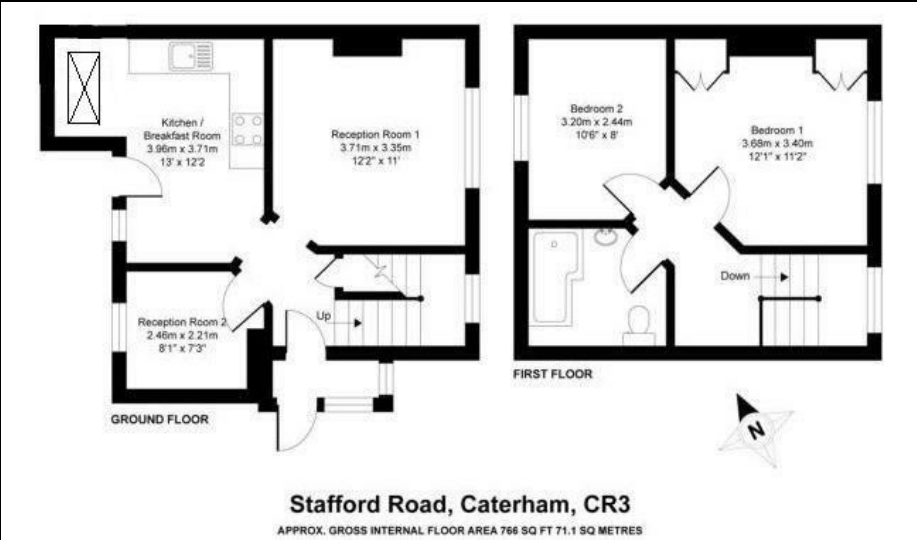
The area is family-friendly with a selection of well-regarded schools nearby and ample green space, including Manor Park, Stafford Road Recreation Ground and surrounding woodland areas, perfect for outdoor activities and leisurely walks.

Overall, Stafford Road combines the best of suburban living with superb transport links and local conveniences, making it an ideal location for families, professionals and commuters alike.

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