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Guide price £675,000

Markfield Road, Caterham, CR3 6RN

# Property Summary

## OVERVIEW

A five-bedroom semi-detached house with a large driveway and garden. The property is in excellent condition throughout. Boasting five bedrooms, three reception rooms, and a large open-plan kitchen/ dining area.

### Accommodation

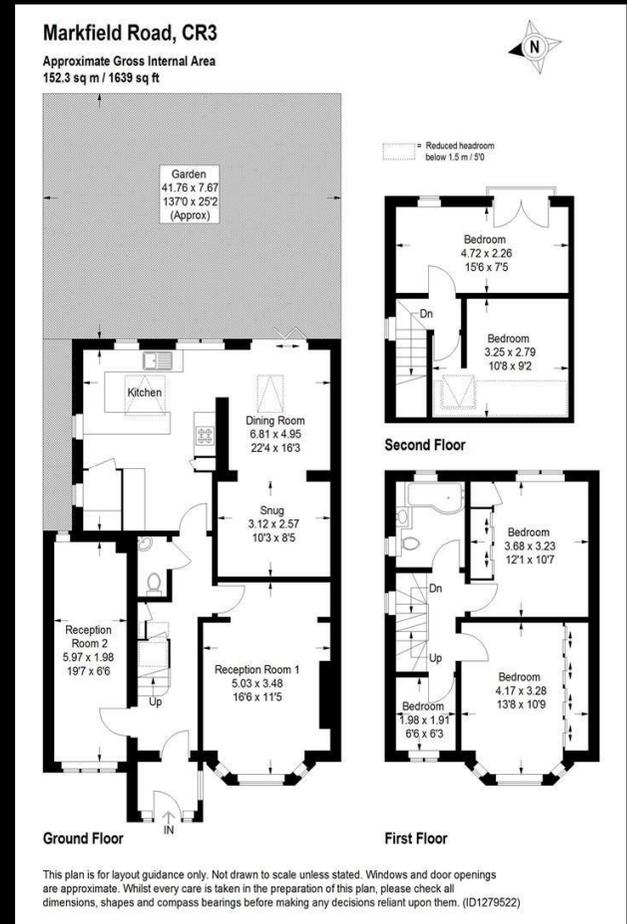
This spacious and beautifully arranged semi-detached family home offers generous and versatile accommodation set across three floors, making it ideal for growing families. The ground floor boasts three well-proportioned reception rooms, providing flexible living space perfect for entertaining, relaxing, or working from home.

To the rear, an impressive open-plan kitchen/dining area forms the heart of the home, offering ample space for cooking and family gatherings, with direct access onto the garden — ideal for seamless indoor-outdoor living.

The first floor comprises three comfortable bedrooms, all well-sized and filled with natural light, alongside a modern family bathroom serving this level. Occupying the second floor are two additional bedrooms, offering excellent flexibility for larger families, guest accommodation, or home office space.

Externally, the property truly excels. The large, flat rear garden provides a wonderful outdoor space for families and entertaining, complete with a patio area perfect for al fresco dining and useful storage. To the front, a substantial driveway offers off-street parking for up to three vehicles.

This impressive home combines space, practicality, and excellent outdoor amenities, presenting a fantastic opportunity for buyers seeking substantial accommodation in a desirable setting.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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