



MONOCHROME | HOMES

Guide price £375,000

Farningham Road, Caterham, CR3 6LG

Property Summary

OVERVIEW

This three-bedroom terraced home offers fantastic potential for buyers looking to create their ideal living space. Ready to put your own stamp on, the property features well-proportioned accommodation, a generous rear garden perfect for families or entertaining, and the added benefit of a garage. An excellent opportunity for first-time buyers, growing families, or investors seeking a home with plenty of scope to add value.

Accommodation

This spacious three-bedroom terraced home presents an excellent opportunity for buyers looking to create a home of their own, offering generous accommodation and plenty of potential throughout.

On the ground floor, the property features a large, bright living room with direct access to the rear patio and garden, creating a wonderful space for relaxing or entertaining. The kitchen is also located on this level and benefits from its own access to the garden, providing a practical layout for everyday living.

The first floor comprises three well-proportioned bedrooms, including two spacious doubles and a comfortable single bedroom, along with a family bathroom.

Outside, the south facing rear garden is a large tiered space, offering plenty of outdoor space with scope for landscaping to suit individual tastes. The property overlooks the vast green landscape of Caterham Valley, offering beautiful views in every season. To the front of the property, there is the added benefit of a garage, providing useful storage or off-road parking.

With its generous room sizes, outdoor space, and fantastic potential, this property is ideal for buyers seeking a home they can modernise and put their own stamp on.

Location

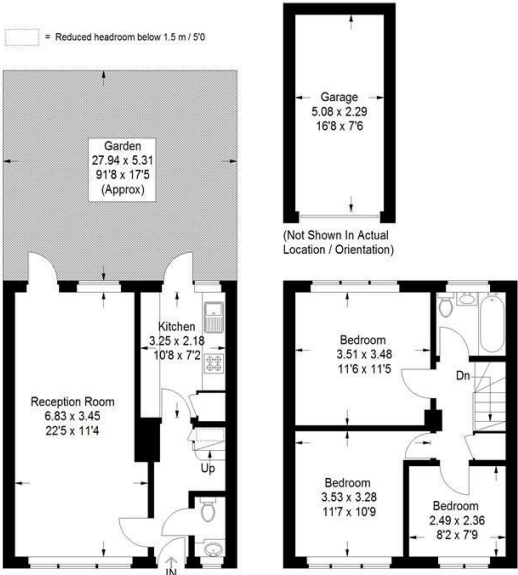
Farningham Road is within walking distance of Caterham Valley, with easy access to amenities such as high street shops, a library, restaurants, and pubs. Caterham offers a wide range of shops, including two supermarkets, as well as a mainline train station. The area is near open countryside, and the motorway network can be accessed via junction 6 off the M25 at Godstone. Direct train services to London Bridge and Victoria via Purley are available from Caterham in under one hour. The A22 provides easy access back into London, while the M25/M23 offer excellent commuting links to Gatwick and the South East. Nearby, you will find stunning countryside walks across Coulsdon Common and Happy Valley, providing a true depiction of the Great British countryside.

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."

Farningham Road, CR3

Approximate Gross Internal Area
75.1 sq m / 808 sq ft
Garage = 11.9 sq m / 128 sq ft
Total = 87.0 sq m / 936 sq ft



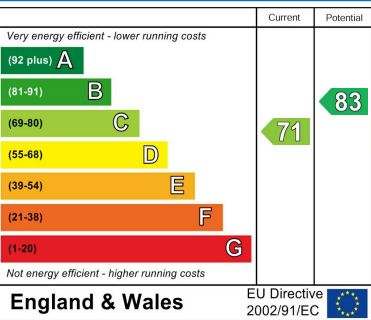
Ground Floor

First Floor

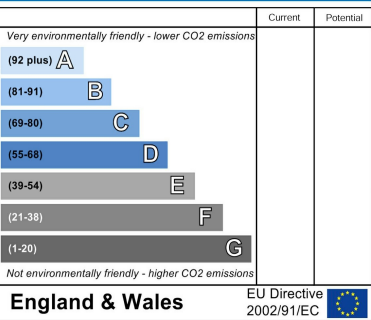
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1321252)



Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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