



Cromwell Road, Caterham, CR3 5JE

Offers in excess of £390,000

Mc. MONOCHROME | HOMES

PROPERTY SUMMARY

OVERVIEW

WE PAY TOWARDS YOUR LEGAL FEES Monochrome Homes presents an opportunity to acquire this three bedroom house situated on a popular road in Caterham.

Accommodation

The ground floor benefits from a porch leading to the living room which leads through to the kitchen, dining room as well as the family bathroom and a utility area. The ground floor offers a separate kitchen with ample worktop and cupboard space. At the front of the property you have the spacious living room with a fireplace. The dining room sits at the back of the ground floor with direct access into the kitchen and outside into the garden, perfect for entertaining. The first floor offers three generously sized bedrooms. This home boasts light throughout with a window in every room.

Outside the property provides a large garden with both patio and grass space as well as a summer house.

This property is great for families, investors and those looking to extend with the high potential it comes with.

Location

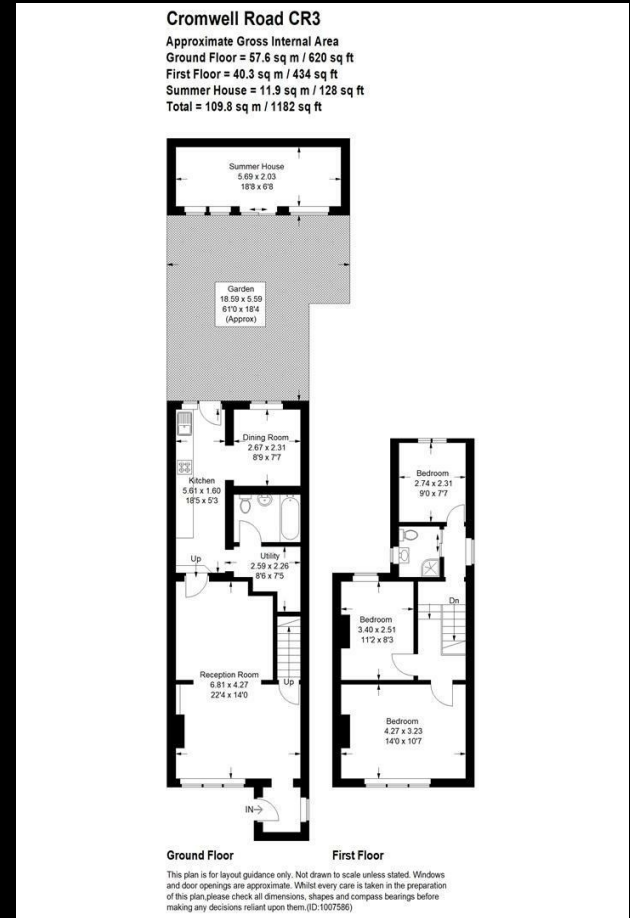
Cromwell Road is a popular residential street. The property is walking distance to the Tesco store at the Village, and amenities such as an health centre, library, restaurants and pubs. Caterham offers a comprehensive range and selection of shops including two supermarkets and mainline train station. The area is close to open countryside whilst the motorway network can be accessed via junction 6 off the M25 at Godstone.

The Surrey National golf club is also within a short distance of the property.

Direct train services to London Bridge and Victoria are from Caterham (1.4 miles) and additionally both Upper Warlingham and Coulsdon South stations are a short distance away. The A22 offers easy access back into London while the M25/M23 provide fantastic commuting links to Gatwick and the South East.

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					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		82
(69-80) C			(69-80) C		
(55-68) D		56	(55-68) D		56
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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