



Whyteleafe Road, Caterham, CR3 5EJ

Asking price £750,000

*Mc.* MONOCHROME | HOMES

# PROPERTY SUMMARY

## OVERVIEW

A well situated four bedroom Scandia- Hus boasting flexible living space and storage. Located a short walk from Caterham On The Hill High Street.

### ACCOMODATION

This property is one of two detached Scandi-Hus homes situated in a secluded location. It is a well-presented four-bedroom house with two reception rooms spread over two floors. The ground floor features the main lounge, which overlooks the garden and has a log-burning stove, leading to the dining room and then to the kitchen/diner. Additionally, there is a versatile fourth bedroom currently used as an office with a 'Jack & Jill' en-suite.

On the second floor, there are three further double bedrooms with built-in storage. The master bedroom has an en-suite bathroom, and there is also a family bathroom. The property is in good condition and triple-glazed throughout.

The living room and dining room both have access to the well-landscaped garden. There is a courtyard area that is perfect for entertaining, and the lawn is surrounded by planted borders and beds. The garden also includes a patio and seating areas, two sheds, and a greenhouse. From the garden, you can also access the garage, and there is off-street parking available as well.

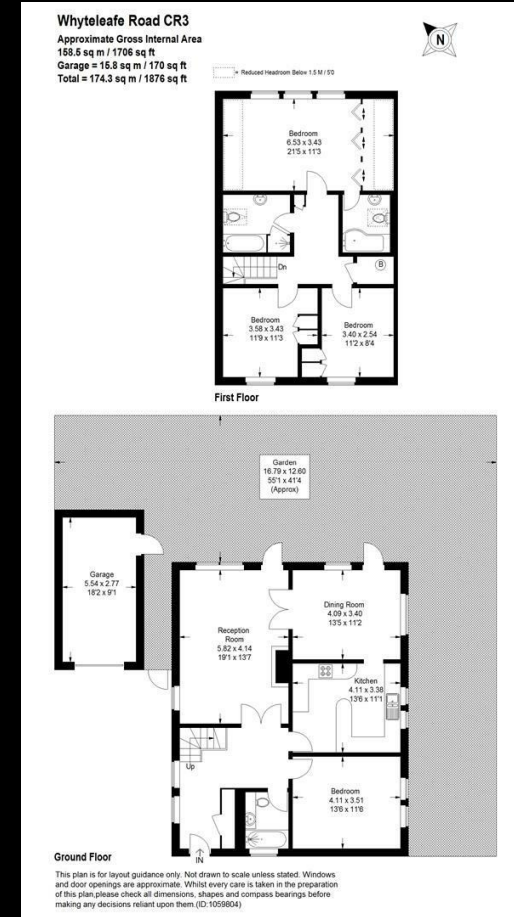
### LOCATION

The property is situated in Caterham On The Hill, which is home to various shops and restaurants. You can easily walk to the Tesco store at the Village and other amenities such as a health center, library, restaurants, and pubs. Caterham has a wide selection of shops, including two supermarkets and a mainline train station. The location is close to open countryside, and you can access the motorway network via junction 6 off the M25 at Codstone. The Surrey National Golf Club is also nearby. The property is surrounded by many schools with excellent ratings. Direct train services to London Bridge and Victoria are available from Caterham (1.4 miles), and both Upper Warlingham and Coulsdon South stations are a short distance away. The A22 provides easy access back into London, while the M25/M23 offer 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 <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(81-91) B			(92 plus) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs					
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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