

Beechwood Road, Caterham, CR3 6NE

Asking price £450,000





# PROPERTY SUMMARY

## OVERVIEW

Exclusive to Monochrome Homes comes this well presented three bedroom semi-detached property in Caterham.

### ACCOMODATION

Welcome to Beechwood Road, Caterham - a charming semi-detached house that is sure to capture your heart! This delightful property boasts a cosy reception room, perfect for relaxing with family and friends. With three inviting bedrooms, there's ample space for everyone to unwind and make themselves at home. The property also features a well-appointed bathroom, ensuring convenience for all residents.

Nestled in a serene neighbourhood, this house offers a peaceful retreat from the hustle and bustle of everyday life. Imagine enjoying your morning coffee in the lovely garden or hosting a barbecue on a sunny afternoon - the possibilities are endless!

Don't miss out on the chance to make this house your home sweet home. Contact us today to arrange a viewing and take the first step towards creating a lifetime of memories in this wonderful abode on Beechwood Road.

### LOCATION

The property is walking distance to Caterham Valley, and amenities such as high street shops, 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. Direct train services to London Bridge and Victoria are from Caterham. The A22 offers easy access back into London while the M25/M23 provide fantastic commuting links to Gatwick and the South East. Nearby you will find stunning countryside walks across Coulsdon Common and Happy Valley, a true depiction of the Great British countryside.

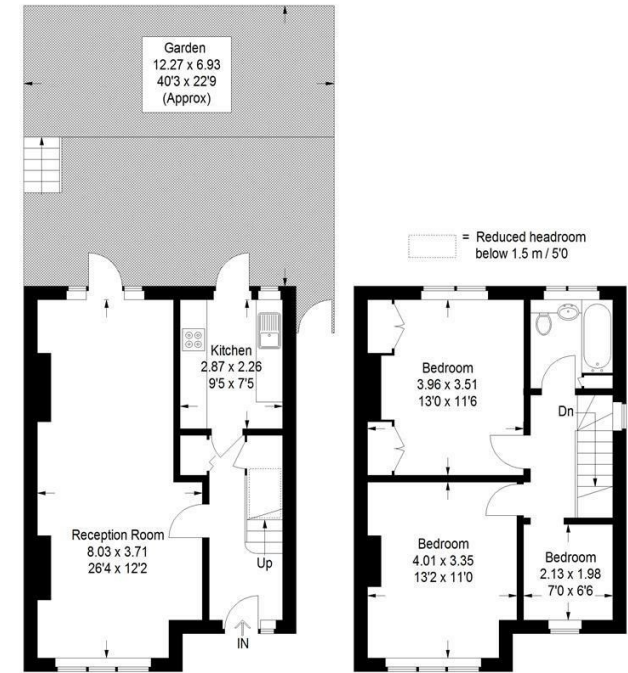
### DISCLAIMER

"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."

## Beechwood Road, CR3

Approximate Gross Internal Area  
84.7 sq m / 912 sq ft



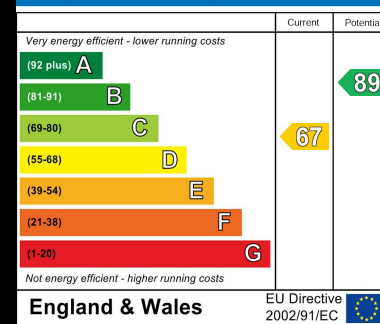
Ground Floor

First Floor

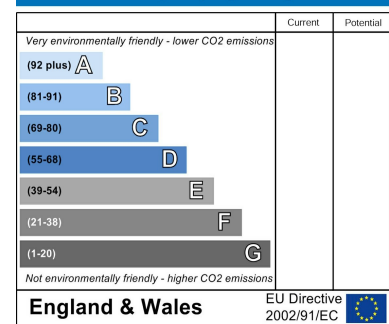
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1097359)



### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



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