



Fulford Road, Caterham, CR3 5SQ

Guide price £500,000

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# PROPERTY SUMMARY

## OVERVIEW

Monochrome Homes proudly presents this charming three-bedroom semi-detached house located on the serene Fulford Road in Caterham. Nestled in a tranquil Cul-de-sac in Caterham On The Hill, this property boasts a private driveway and a generous garden, perfect for enjoying the outdoors.

### ACCOMMODATION

The accommodation offers a modern and contemporary feel throughout. As you enter the property you have a cloakroom and W/C, following on, on the ground floor you have the benefit of a bright entrance hallway leading to a fully fitted open-plan kitchen with plenty of storage which comes fitted with integrated appliances. You have the bonus of two reception rooms, one being a conservatory to the back of the house and the other a living room. The kitchen provides a dining area as well as access out into the well-maintained garden. To the side of the kitchen the property benefits from a utility room and side access to the back and front of the home. The first floor offers three good-sized double bedrooms and a family bathroom.

The accommodation creates a real sense of versatility and is bright and spacious throughout.

Outside the property provides a driveway for up to 2 cars and the garden provides great space that is kept private with planting around the border.

### LOCATION

Fulford Road is situated in a quiet cul-de-sac. The property is within walking distance to the Tesco store at the Village, and amenities such as a health centre, library, restaurants and pubs. You will also have Caterham On The Hill on your doorstep which holds shops and restaurants. Caterham offers a comprehensive range and selection of shops including two supermarkets and a 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. You also have the bonus of multiple schools within close distance, with great ratings. Direct train services to London Bridge and Victoria are from Caterham (1.4 miles) and additionally, both Upper Warmingham 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."

## Fulford Road, CR3

Approximate Gross Internal Area  
103.0 sq m / 1109 sq ft  
Outbuilding = 10.3 sq m / 111 sq ft  
Total = 113.3 sq m / 1220 sq ft



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. (ID1090556)



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	62	
(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	

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