



Oak Road, Caterham, CR3 5TT

Guide price £400,000

*Mc.* MONOCHROME | HOMES



# PROPERTY SUMMARY

## OVERVIEW

Monochrome Homes presents this semi-detached Victorian home. Holding three bedrooms, two bathrooms and two reception rooms. This home benefits from a driveway, garage and good-sized garden.

### Accommodation

This Victorian house with three bedrooms is perfect for those looking to personalize their living space. The ground floor includes two reception rooms, a kitchen, and a bathroom with a separate toilet. Upstairs, there are three double bedrooms, one of which has an en-suite bathroom and built-in storage. This home offers a lot of flexibility. Outside, there is a driveway for two cars, a garage, and a spacious garden.

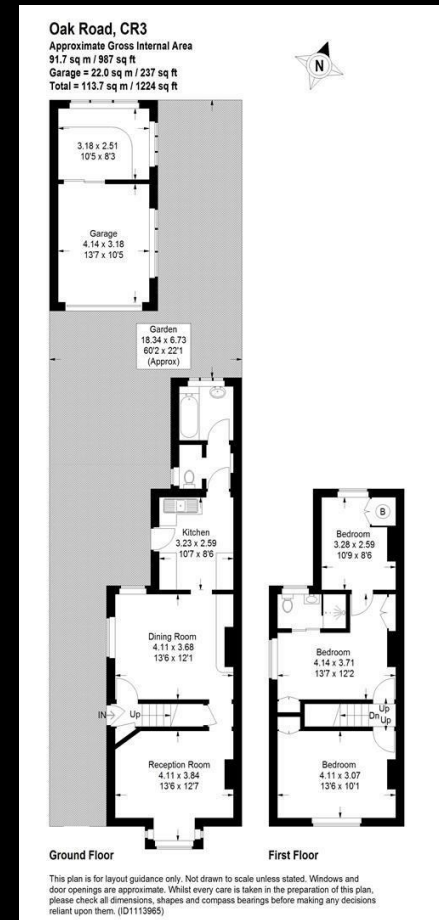
### Location

Oak Road is situated on a popular residential street. The property is within walking distance to Caterham High Street hosting amenities such as a health centre, library, restaurants and pubs. 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. Direct train services to London Bridge and Victoria are from Caterham (1 mile) and additionally, both Upper Warlingham and Coudsdon 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. There is also access to many primary and secondary schools within 0.5 of a mile.

### 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			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(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
		77			
		53			

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