

Chaldon Road, Caterham, CR3 5PE

Asking price £325,000

PROPERTY SUMMARY

OVERVIEW

A well-kept modern two double bedroom apartment. This property benefits from a large open-plan kitchen/living area with a balcony and a large family bathroom. This home comes with allocated parking and telecom system.

ACCOMODATION

The property enjoys a generous open-plan kitchen/living space and two double bedrooms. As you come into the apartment you are welcomed by a spacious hallway through to the two bedrooms and kitchen/living area, which is tastefully designed and comes complete with integrated appliances. There is a balcony off the lounge which floods the property with air and natural light. The hallway offers a spacious cupboard for storage. Two double bedrooms and a luxury-fitted family bathroom complete the apartment. The property is well-kept and modern throughout. You have the bonus of gated parking.

LOCATION

Pinewood House is situated on a popular residential street. The property is within walking distance to the Tesco store at the Village, and amenities such as a health centre, library, restaurants, cafes 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 (1.4 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

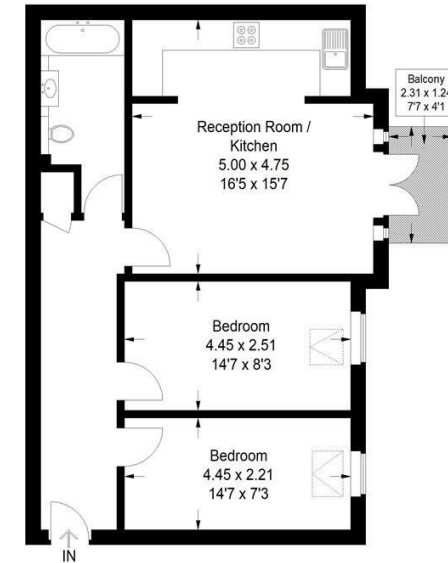
"These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal 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."



Pinewood House, CR3

Approximate Gross Internal Area
63.2 sq m / 680 sq ft



Third 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. (ID1114461)

Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

5C HIGH STREET, CATERHAM, SURREY, CR3 5UE

T: 01737 400 096 | E: HELLO@MONOCHROMEHOMES.CO.UK | MONOCHROMEHOMES.CO.UK

