



Salmons Lane West, Caterham, CR3 5LT

Asking price £750,000

*Mc.* MONOCHROME | HOMES

# PROPERTY SUMMARY

## OVERVIEW

A well-situated three-bedroom detached home boasting flexible living space and storage. Located a short walk from Caterham On The Hill High Street.

### Accommodation

This detached home is located on the highly sought-after Salmons Lane West. The ground floor features a spacious and bright main lounge that overlooks a beautifully landscaped garden. This level also includes two large double bedrooms with built-in storage, a family bathroom, and a kitchen.

On the second floor, there is an additional double bedroom with built-in storage and another bathroom.

Both the living room and kitchen provide access to the garden, which includes a patio area. The lawn is surrounded by planted borders and flower beds. From the garden, you can also access the garage, and there is off-street parking available for four cars.

### 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 Godstone. 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.

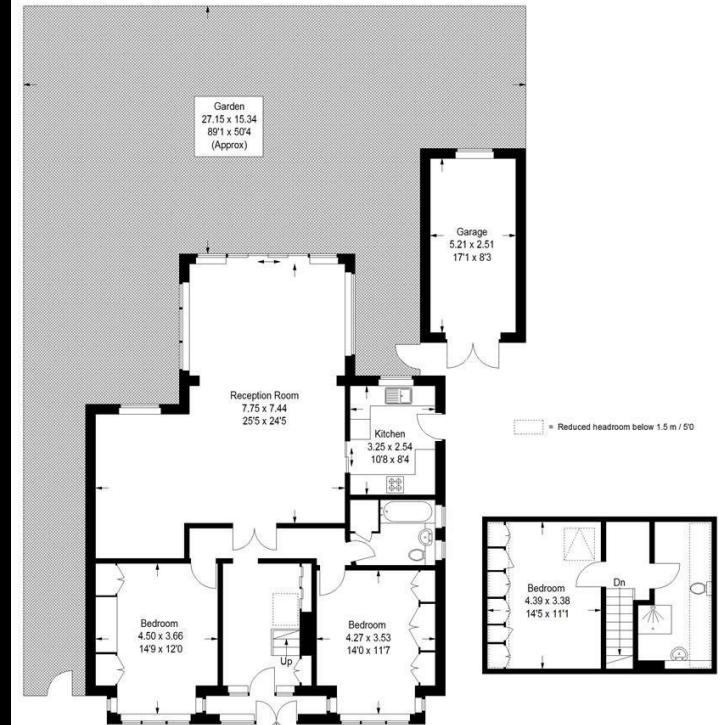
### Disclaimer

"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 should 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."

## Salmons Lane West, CR3

Approximate Gross Internal Area  
143.4 sq m / 1544 sq ft  
Garage = 13.6 sq m / 146 sq ft  
Total = 157.0 sq m / 1690 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. (ID1154888)



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>78</b>

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

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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