



Mount Avenue, Caterham, CR3 5BB

Asking price £850,000

*Mc.* MONOCHROME | HOMES

# PROPERTY SUMMARY

## OVERVIEW

A touch of luxury throughout is this newly renovated four-bedroom semi-detached home, boasting a large driveway and well-maintained garden.

### Accommodation

This contemporary, newly renovated four-bedroom property is situated on Mount Avenue in Chaldon, a quiet cul-de-sac near Caterham on the Hill. The ground floor boasts a spacious and bright open-plan dining and kitchen area, fully fitted with integrated appliances and a generous dining space that overlooks the garden. On this level, there are also two reception rooms, a family bathroom, utility space, and a large double bedroom with an en-suite. The remaining three bedrooms and another family bathroom are located on the first floor. The property provides parking at the front and features a large, well-maintained garden at the rear, offering both green space and patio area. Large windows throughout the property allow ample natural light in, enhancing the spacious feel.

### Location

This lovely home is situated in Chaldon, which is a short distance from Caterham which is renowned for its fantastic restaurants and variety of shops, with the high street and Church Walk both boasting numerous stores, from high street brands to boutiques and furniture shops. Tesco is just a short walk away and we love the East Side Deli for brunch or delicious coffee! Additionally, the valley holds two further supermarkets. The area holds several fantastic Primary schools, alongside De Stafford Secondary School. Two of the country's best private schools, Woldingham and Caterham School, are also located in the town. You have close access to the highly regarded Surrey National Golf Course. Caterham boasts excellent commuter links. Caterham mainline station is just over a mile away and ensures an easy commute into London as well as frequent bus service with access to Croydon and Redhill. Nestled just inside the M25, Brighton and Gatwick Airport can also be reached in around 20 minutes.

### 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."

Mount Avenue, CR3  
Approximate Gross Internal Area  
136.9 sq m / 1474 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. (ID1157754)



### 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	

### 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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