



Oakgrove, Caterham
CR3



Beyond your expectations

A spacious modern home on a prestigious development

Hamptons International

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4 Bedrooms including master bedroom with en-suite shower room | Entrance Hall | Cloakroom | Kitchen/Breakfast Room | Sitting/Dining Room | Family Bathroom | Block Paved Driveway | Integral Garage | Southerly facing Garden

Asking Price £545,000 Freehold

Description

A beautifully presented 4 bedroom, semi-detached family home located on the 'Oakgrove' development built by Berkeley Homes. Finished to a high standard in a contemporary style, the house offers well proportioned accommodation over two floors to suit the needs of a growing family. The entrance hall, with ceramic tiled floor and understairs cupboard, leads through to both the integral garage and the spacious, light living room which benefits from an oak floor, an attractive coal effect feature fireplace and extends in to the dining area. This has lovely views over the southerly facing garden from both bi-fold and French windows. The modern fully fitted kitchen/breakfast room to the front of the property, also benefits from a ceramic tiled floor and has a good range of units topped by a granite worktop and appliances include a ceramic hob, integrated fridge, freezer, double oven, microwave and dishwasher. A cloakroom completes the ground floor. The master bedroom suite on the first floor is entered via a useful dressing area with fitted wardrobes and has a well presented en-suite shower room. There are three further bedrooms, two of which also have fitted wardrobes and a family bathroom. To many of the windows there are custom made plantation style shutters.

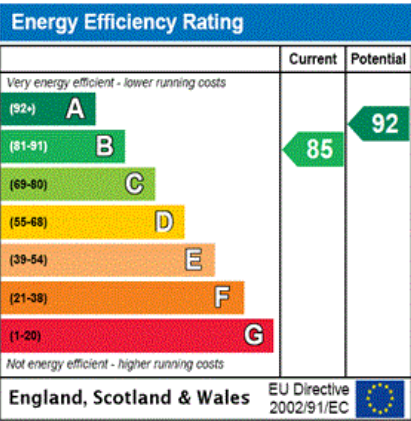
Outside

To the front of the property there is a covered porch and a block paved driveway in front of the garage, while the southerly facing garden to the rear, which can be approached from both the sitting/dining room and the

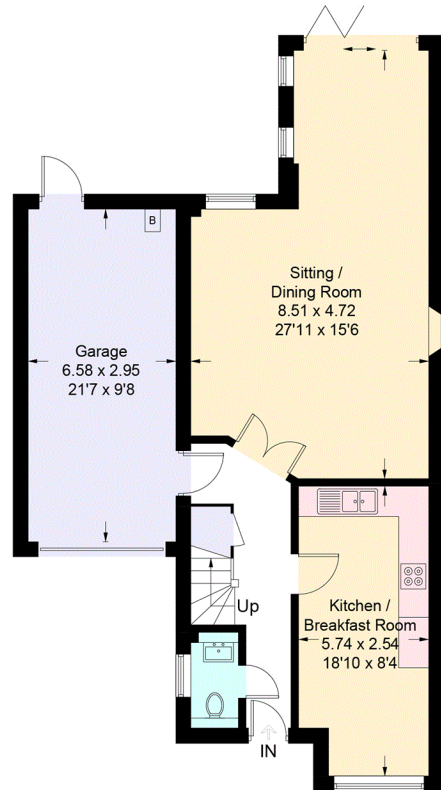
garage, has an attractive paved terrace, ideal for alfresco dining and an area of lawn surrounded by panel fencing.

Location

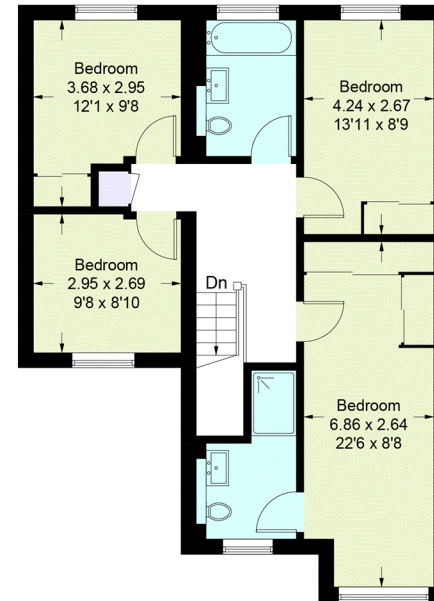
Located on this popular residential area in Caterham on the Hill which is close to greenbelt countryside and has a thriving community with local amenities. Within easy proximity is a supermarket, local shops and a leisure complex at The Village, the former Caterham Barracks. Caterham town centre is about 1.1 miles. TRAIN SERVICES: Coulsdon South, Caterham and Upper Warlingham provide services to London Bridge and Victoria (with fast trains from 25 minutes). The M25 (J6) is about 3.5 miles. There are local schools for boys and girls of all ages and nearby is Queens Park and The Surrey National Golf Course at Chaldon.



Approximate Gross Internal Area = 153.6 sq m / 1653 sq ft
(Including Garage)



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 decisions reliant upon them. (ID381999)
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FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

