



74 Campbell Road, Caterham

£475,000 Freehold

Beautifully-presented, three-bedroom semi-detached home • Through lounge • Extended reception space to allow for dining room overlooking garden • Superb outlook to the rear • Charming rear garden • Decked area with adjacent bar, ideal for entertaining, as well as another patio



Campbell Road, Caterham, CR3

Approximate Area = 879 sq ft / 81.6 sq m

Outbuilding = 97 sq ft / 9 sq m

Total = 976 sq ft / 90.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n7checom 2023. Produced for Park & Bailey. REF: 1063839

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Introducing this stunning and thoughtfully crafted three-bedroom semi-detached house, immaculately presented and boasting a wealth of impressive features. Showcasing an abundance of living space, this gorgeous home offers a seamless blend of style, comfort, and functionality.

Upon entering, the discerning eye will immediately be drawn to the elegant through lounge, which flows into a beautifully extended reception area, cleverly designed to incorporate a dining space that overlooks the exquisite garden. With an abundance of natural light streaming in through the spacious windows, this area offers a truly enchanting setting to enjoy meals and create lasting memories with loved ones.

Perfectly designed for modern living, this expansive living space allows for effortless entertaining, as well as relaxation for the whole family.

The generously-sized rear garden commands admiration with its superb outlook, providing a picturesque backdrop that complements the property's charm. A perfect setting for outdoor entertaining, the decked area with its adjacent bar is an ideal spot to host guests in style, while another inviting patio area provides a tranquil ambience for al fresco dining. The level lawn offers ample space for children to play freely, completing this idyllic outdoor haven.

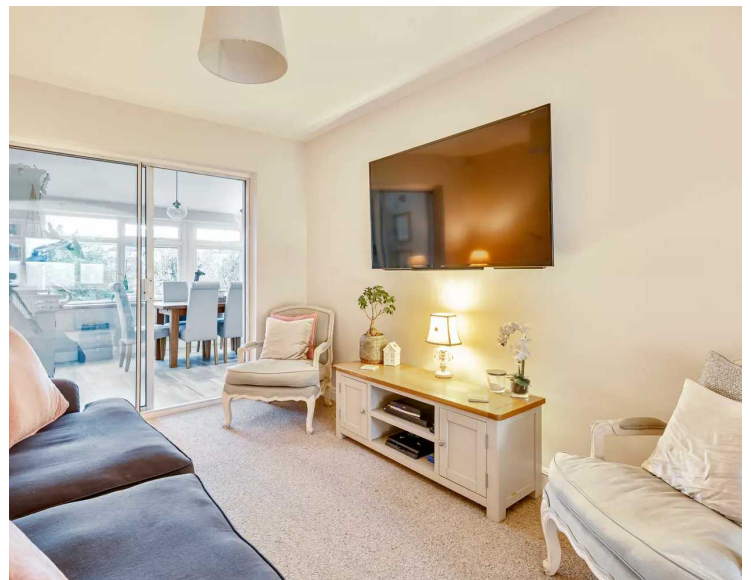
Parking is made convenient with off-street parking facilities, offering a hassle-free solution for modern living.

Refurbished throughout by the current owner, this residence has been meticulously updated to the highest standards, ensuring a seamless integration of contemporary finishes with classic architectural features. Boasting two double bedrooms and a single bedroom, this delightful home offers ample space for a growing family or professionals seeking room for a home office.

Situated within a popular residential location, this property enjoys excellent transport links, providing easy access to nearby amenities and open countryside of Coulsdon Common. With its well-planned layout, charming garden, and attention to detail, this three-bedroom semi-detached house stands as a testament to luxurious living and is truly deserving of your attention.

In summary, this beautifully-presented, three-bedroom semi-detached house offers a perfect blend of timeless elegance and modern comforts. With its impressive living spaces, stunning garden, and meticulous attention to detail, this residence presents an exceptional opportunity to embrace a lifestyle of both sophistication and comfort.

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The property is situated on a popular, residential street in Caterham on the Hill. There are local shopping facilities in Caterham on the Hill including Tesco store at the Village, and amenities such as a health centre, library, restaurants and pubs. Caterham Valley offers a wider selection of shops including two supermarkets and mainline station. The area is close to open countryside, with Surrey National Golf Course in close proximity, whilst the motorway network can be accessed via junction 6 off the M25 at Godstone.



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