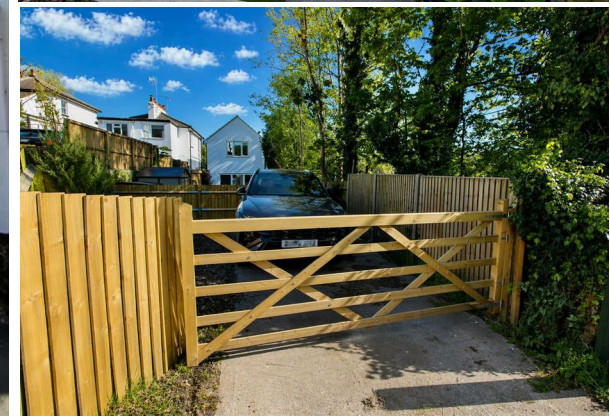




2 Mount Pleasant Road, Caterham, CR3 6LP



Offers over £500,000

Cromwells
ESTATE AGENTS



2 Mount Pleasant Road, Caterham, CR3 6LP

Overview

Located on the charming Mount Pleasant Road in Caterham, this delightful detached house offers a perfect blend of modern living and comfort. With three well-proportioned bedrooms, including a master suite complete with an ensuite shower room, this property is ideal for families or those seeking extra space, as well as having gated parking to the rear.

The heart of the home features a contemporary open plan living area, designed to create a warm and inviting atmosphere. This space is perfect for entertaining guests or enjoying quiet family evenings. The two reception rooms provide additional versatility, allowing for a cosy lounge or a formal dining area, depending on your needs.

The property boasts two bathrooms, ensuring convenience for all residents. A downstairs WC adds to the practicality of the layout, making it easy for guests to access.

Outside, you will find a pretty garden, a lovely spot for relaxation or outdoor activities. The garden is complemented by parking space for two vehicles, a valuable feature in this desirable location.

Situated close to a wealth of shops and excellent transport links, this home offers both convenience and accessibility. Whether you are commuting to work or enjoying local amenities, everything you need is within easy reach.

This property is a wonderful opportunity for those looking to settle in a vibrant community while enjoying the comforts of modern living. Don't miss the chance to make this charming house your new home.

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Accommodation Obscure double glazed composite front door to.. Open plan Kitchen/diner/family area Range or fitted gloss wall units with matching cupboards and drawers below, quartz worktops with inlaid sink and chrome mixer tap with hose attachment, inlaid induction hob with extractor fan above, breakfast bar area, integrated washing machine, integrated dishwasher, integrated oven/grill, oak flooring, space for American style fridge/freezer, UPVC double glazed window to side aspect and bifold doors to rear, two double panel radiators, access to under stairs storage cupboard. Lounge UPVC double glazed bay window to front aspect, fitted plantation shutters, oak flooring, double panel radiator, feature log burner. Downstairs WC Consisting of low-level push button flush WC, floating wash hand basin with chrome mixer tap, extractor fan, tiled flooring. Stairs to 1st floor landing UPVC double glazed window to side aspect, double panel radiator. Main bedroom UPVC double glazed window to rear aspect, double panel radiator. Ensuite shower room Consisting of tiled cubicle with thermostatic shower and hand attachment, pedestal wash hand basin with chrome mixed tap, low-level push button flush WC, extractor fan, tiled flooring with underfloor heating. Bedroom two UPVC double glazed window two front aspect, double panel radiator, built-in wardrobe. Bedroom three Velux window to side, double panel radiator. Bathroom Three piece suite comprising panel enclosed bath with chrome mixer tap and thermostatic shower with hand attachment, wash hand basin with chrome mixer tap, low-level push button flush WC, heated chrome towel, extractor fan, tiled flooring with underfloor heating.	Rear garden Decking area leading to artificial lawn section, fence and brick wall enclosed, outside tap, gated side access, garden shed. Further rear garden with gated access for off street parking. BUYER’S INFORMATION Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete
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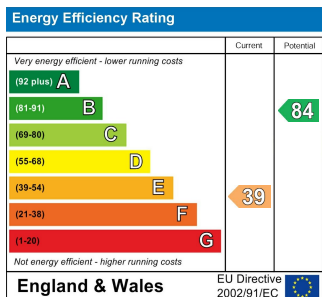


Floor Plan



Area Map

Owner upsizing locally
Gated parking at rear of property (accessed via Colin Road)
Council Tax D
Kitchen has integrated appliances and Quartz worktops
Underfloor heating in en suite and main bathroom
Boiler in front bedroom cupboard - installed Oct 2025 (combi)
Boundary line is LHS
Wardrobe in bedroom and sheds included



Viewing

Please contact our Cromwells Office on
0208 647 4422
if you wish to arrange a viewing
appointment for this property or require
further information.

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