

**1 Oakgrove**  
Caterham, CR3 5WE

**Guide Price £700,000**



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Nestled in the highly sought-after 'Oakgrove' development by Berkeley Homes, this stunning 4-bedroom semi-detached house in Caterham on the Hill offers the perfect blend of modern luxury and tranquil living. Surrounded by picturesque countryside views and walks, this vibrant area offers local amenities, parks, and leisure facilities that cater to all your needs.

Step inside and be greeted by the impeccable contemporary style and high-quality finishes that define this home. Designed with growing families in mind, the spacious layout spans two floors, providing ample space for everyone. The ground floor features a stylish downstairs W/C, under-stair storage, and a bright open-plan living room/dining area. Imagine cosy family dinners or entertaining guests with the bifold doors wide open, seamlessly extending your living space into the beautifully maintained garden. The newly modernised, fully integrated kitchen is a chef's delight, boasting top-of-the-line appliances and sleek finishes.

Upstairs, the spacious main bedroom includes an en-suite bathroom and built-in wardrobes, ensuring a private sanctuary just for you. Three additional well-proportioned bedrooms offer flexibility for family, guests, or even a home office, while a modern family bathroom completes the upper floor.

Additional features include a garage with a utility area, perfect for extra storage or a workshop space, and off-road parking. This exceptional home in the Oakgrove development isn't just a place to live—it's a lifestyle.





Entrance Hall  
17'7" x 3'4" (5.36m x 1.03m)

Kitchen  
18'9" x 8'3" (5.72m x 2.54m)

WC  
6'4" x 3'4" (1.94m x 1.02m)

Living Room/Dining Room  
27'11" x 15'6" (8.51m x 4.73m)

Garage  
21'2" x 9'9" (6.47m x 2.98m)

Landing  
12'10" x 6'4" (3.92m x 1.95m)

Bedroom 1  
22'5" x 8'7" (6.84m x 2.63m)

Ensuite  
11'2" x 5'6" (3.41m x 1.7m)

Bedroom  
13'10" x 8'8" (4.22m x 2.65m)

Bedroom/Study  
8'10" x 9'8" (2.7m x 2.97m)

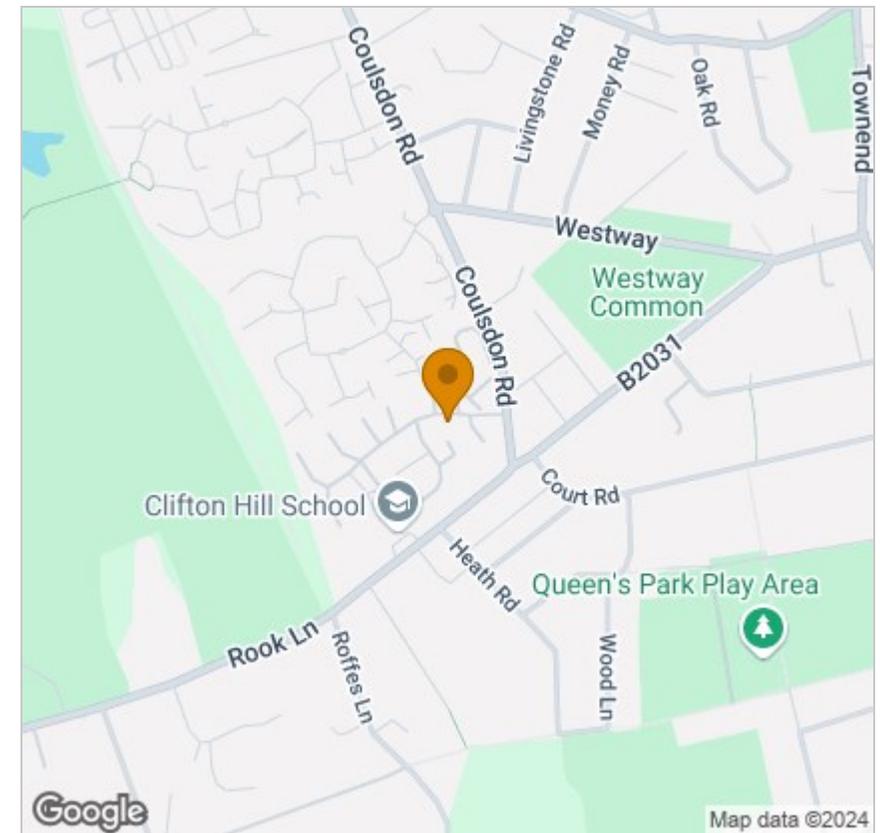
Bedroom  
9'3" x 9'7" (2.83m x 2.94m)

Bathroom  
8'11" x 5'7" (2.74m x 1.72m)

## Floor Plan



## Area Map



## Viewing

Please contact our Coulsdon Sales Office on 0208 763 8878 if you wish to arrange a viewing appointment for this property or require further information.



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## Energy Efficiency Graph

