



CHAPMAN HOUSE, STANSTEAD ROAD, CATERHAM CR3

HOUND & PORTER

FIND A HOUSE. MAKE IT HOME

## CHAPMAN HOUSE, STANSTEAD ROAD, CATERHAM

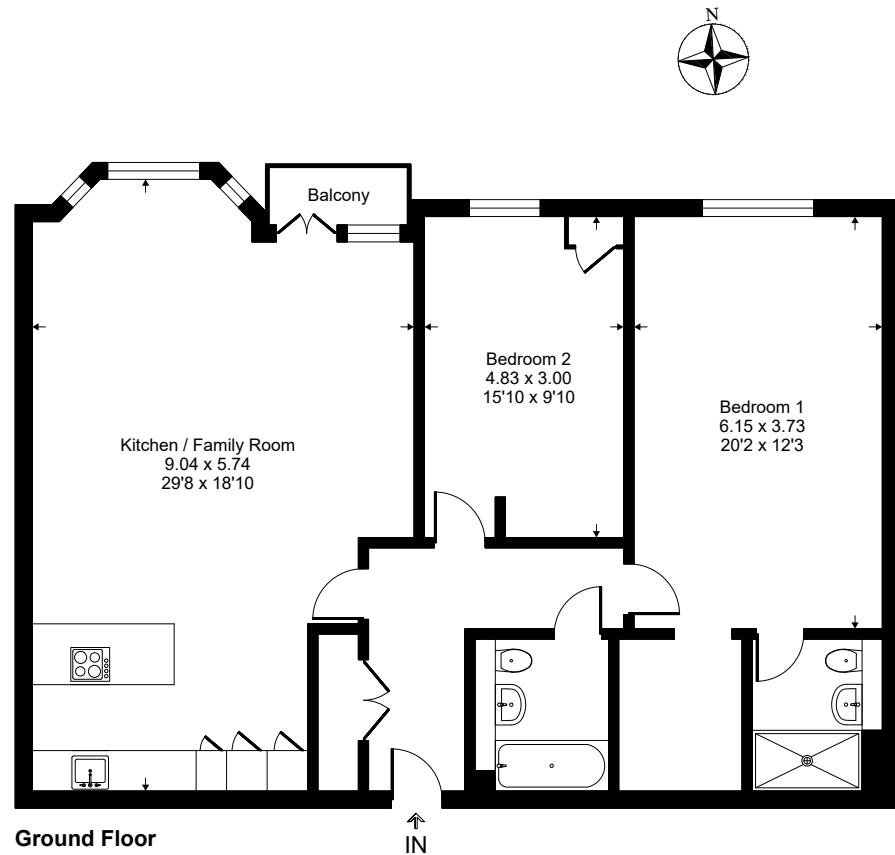


- Extensively modern to an incredible standard
- Luxury fitted kitchen/family room
- Underfloor heating throughout
- Good size family bathroom
- Secure underground parking for one car
- Fabulous open plan living
- Living room with private balcony
- Fantastic panoramic views
- Modern five year old development
- Two spacious bedrooms, primary with ensuite

# CHAPMAN HOUSE, STANSTEAD ROAD, CATERHAM

## Chapman House, CR3

Approximate Gross Internal Area = 111 sq m / 1190 sq ft



This beautiful apartment was built and designed to an impressively high standard, located just off Church Hill within half a mile of Caterham mainline station. As you enter the apartment you feel a real sense of luxury and quality with all rooms leading off a spacious reception hall, which boasts a good size cloak cupboard. The great size kitchen family room has a luxury fitted kitchen with high gloss units, ample granite work surface, integrated appliances and a fantastic central Monolith Island.

The soft seating area has a wonderful bay window, and the dining space has a balcony, both with amazing panoramic views. The primary bedroom has a huge walk-in wardrobe and luxury fitted three-piece en-suite. The second bedroom is also a double and boasts fabulous views alongside the primary bedroom. With some outstanding views, communal grounds and lift facilities, this an apartment to be admired.

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

Copyright Within Walls, 2024 - Produced for Hound and Porter



## CHAPMAN HOUSE, STANSTEAD ROAD,



### LOCATION

Caterham town centre has a range of shops, restaurants, coffee shops and two supermarkets. The M25 and wider motorway network is easily accessible at Junction 6. Nearby is Queens Park with tennis courts, a bowling club, children's playground and opportunities for walking on the North Down further along Stanstead Road. There are local schools within the Tandridge District including primary schools, De Stafford School, nearby Oakhyrst Grange and Caterham School.

### ADDITIONAL INFORMATION

DISTANCE TO STATION FROM PROPERTY BY ROAD

- 0.4 mile to Caterham Station

### COUNCIL TAX

Tandridge Borough Council  
BAND E - £2871.19 per annum



### DID YOU LIKE WHAT YOU'VE JUST SEEN?

Get in touch. We are more than happy to arrange a viewing, assist you with the complicated paperwork and find you the best local businesses to help during and after your move. We look forward to hearing from you.

58 Castle Walk  
Reigate, Surrey  
RH2 9PX

01737 317880  
hello@houndandporter.co.uk