



***TWO DOUBLE BEDROOMS, RE-FITTED BATHROOM* *14'6 X 11' LOUNGE*
 23'8 X 8'4 KITCHEN/DINING ROOM *DOUBLE GLAZED & GAS CENTRAL HEATING* *FABULOUS
 REAR GARDEN WITH RAISED PATIO*
 *VIEWS AND ACCESS TO KENLEY COMMON***

A **TWO DOUBLE BEDROOM** semi detached bungalow located at the end of a cul-de-sac with stunning views and access onto Kenley Common. The bungalow has been extended to the rear to create a larger main bedroom and a kitchen/dining room. There is a detached garage and large wide driveway for off road parking. **AN INTERNAL VIEWING IS RECOMMENDED!**

Ninehams Close, Caterham on the Hill, Surrey CR3 5LQ
ASKING PRICE: £400,000 FREEHOLD



The kitchen area has a range of gloss white wall and base units with spaces allocated for a Range style cooker and large fridge/freezer. Complementary worktops with a single circular bowl sink unit with cupboards below. Plumbing for a washing machine and space for a tumble dryer, tiled surrounds and wood flooring. The dining area has a double glazed window to the side.

BEDROOM ONE 16' 0" x 10' 8" (4.87m x 3.25m)
MAX

Two double glazed windows in the dressing room area, double bed recess with two single wardrobes to either side and locker space above. Dressing area with space for further wardrobes, TV point and double radiator.

BEDROOM TWO 9' 8" x 8' 5" (2.94m x 2.56m)

Double glazed bay window to the front with a display shelf and storage cupboard below with electric meter, double radiator.

BATHROOM 7' 8" x 5' 5" (2.34m x 1.65m)

Double glazed frosted window to side, modern white bathroom comprising of a 'P' shaped panelled shower bath, vanity wash hand basin and a low flush WC. The bath has a waterfall style centrally position mixer tap with a hand held shower, there is also a wall mounted mixer thermostically controlled shower with a hand held shower and overhead shower rose. Tiled surrounds and a heated towel rail

OUTSIDE

DETACHED GARAGE

The garage has an up and over door and is approached via a wide coloured shingle driveway with parking for several vehicles. A side gate from the driveway leads to the rear garden and front door.

REAR GARDEN

Landscaped rear garden with great views towards Kenley Common. To the rear of the bungalow there is a large raised patio with steps down to the lawn and to a side gate leading directly onto Kenley Common.



DIRECTIONS

From the High Street in Caterham on the Hill proceed along the High Street and on into Townend, continue along Buxton Lane to the mini roundabout, turn left into Ninehams Road, take the first right into Ninehams Close, the bungalow is the left hand semi at the far end of the cul-de-sac.

LOCATION

Ninehams Close is on the borders of Caterham and Old Coulsdon just a few hundred yards from the picturesque Coulsdon & Kenley Commons. Local amenities, shops, schools, dentists and doctors can be found in Caterham on the Hill including a Tesco Supermarket at The Village, all within two miles of the property.

The commuter into London has a choice of railway stations at Caterham Valley, Whyteleafe or Coulsdon and the M25 can be accessed at nearby Godstone, Junction 6.

A GREAT LOCATION CLOSE TO TOWN AND PROTECTED COUNTRYSIDE !

ACCOMMODATION

COVERED OPEN PORCH

Access to the Entrance Hallway.

ENTRANCE HALLWAY

L-shaped hall, UPVC coloured panelled and double glazed front door, access to the loft which has the Worcester gas fired combination boiler, wood flooring.

LOUNGE 14' 6" x 11' 0" (4.42m x 3.35m)

Double glazed bay window to the front, attractive fireplace with a multi-fuel stove (wood & coal), TV point and double radiator.

KITCHEN/DINING ROOM 23' 8" x 8' 4" (7.21m x 2.54m)

An extended kitchen/dining room with a double glazed window overlooking the rear garden with views. Double glazed french doors to the raised patio area.

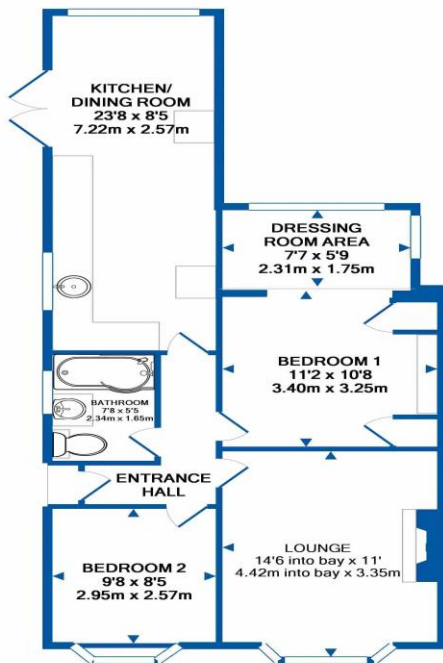
The remainder of the garden has several paths leading to a rear patio. There is a central lawn area with flowerbed and hedgerow surrounds.

ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	87
(69-80) C		(69-80) C	
(55-68) D	65	(55-68) D	63
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England, Scotland & Wales		England, Scotland & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

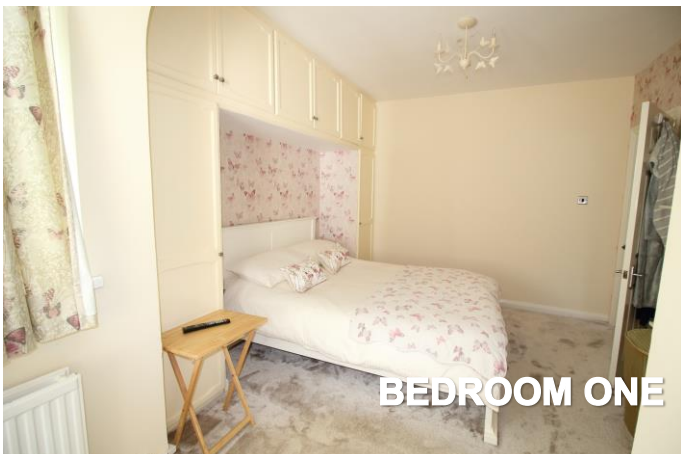
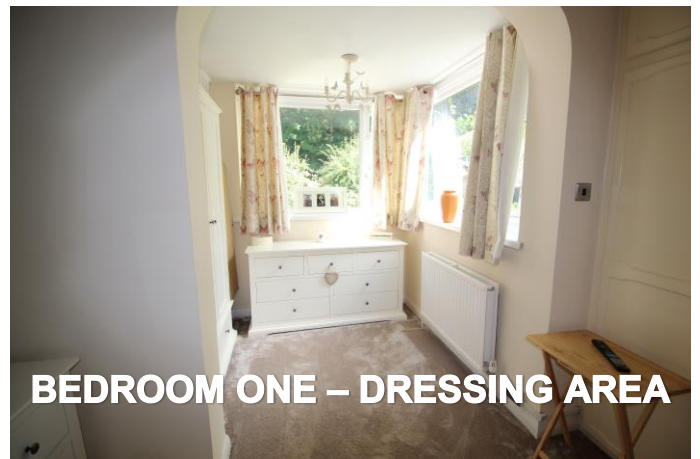


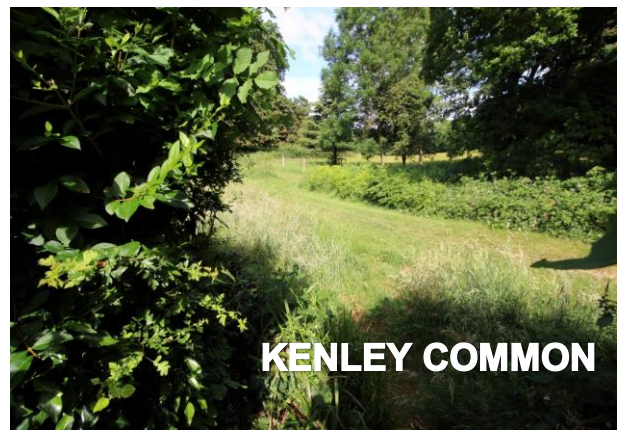
FLOORPLAN



TOTAL APPROX. FLOOR AREA 709 SQ.FT. (65.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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