



**24 Auckland Road, Caterham, CR3 5TU**  
**Guide Price £460,000**

A three bedroom semi detached bungalow offered to the market with off street parking for several vehicles, large loft with potential to extend STP, 18' x 9' kitchen/breakfast room, 17' x 10' lounge, sun room, 15' x 7' sitting room/bedroom three, family bathroom and gardens to front and rear. The property is situated in Caterham-on-the-Hill, close to the amenities of The Village development including a Tesco superstore, health club and nursery. Caterham Valley is just 1.3 miles away and has a mainline train station, supermarkets and high street shops, while the M23/M25 are accessed via The Hooley Interchange, Junction 7. Local schools include St Peter and St Paul Church of England School at Chaldon village, Caterham School, De Stafford School and Oakhyrst Grange and sporting facilities can be found at the Surrey National Golf Club and De Stafford Sports Centre.

## **DOUBLE GLAZED FRONT DOOR**

Leading through to:

## **ENTRANCE HALL**

Radiator.

## **FURTHER DOUBLE GLAZED INNER LOBBY DOOR**

Giving access to:

## **INNER LOBBY**

Power points, radiator, access to loft via hatch, rear aspect double glazed door giving access to rear garden, door to:

## **SITTING ROOM/BEDROOM 3 15'9 x 7'3 (4.80m x 2.21m)**

Front aspect double glazed window, power points, TV aerial point, radiator.

## **FAMILY BATHROOM**

A white three piece suite comprising low level WC, vanity unit with inset wash hand basin and chrome style mixer tap, panel enclosed bath with mixer tap and shower attachment, tiled floor, tiled walls, chrome heated towel rail, rear aspect obscured Upvc double glazed window, extractor fan.

## **MAIN BEDROOM 12'9 x 9'0 (3.89m x 2.74m)**

Front aspect Upvc double glazed window, radiator, power points.

## **BEDROOM 2 10'11 x 10'4 (3.33m x 3.15m)**

Front aspect Upvc double glazed window, radiator, power points.

## **KITCHEN/BREAKFAST ROOM 18'3 x 9'0 (5.56m x 2.74m)**

A range of wall mounted and base level units, roll top work surface, sink with mixer tap, rear aspect Upvc double glazed window, side aspect Upvc double glazed window, rear aspect obscured double glazed patio door giving access to sun room, tiled floor, tiled walls, power points, extractor fan, radiator, integrated electric oven and four ring gas hob with extractor over, space for fridge/freezer, space and plumbing for two washing machines, space and plumbing for tumble dryer, cupboard housing combi-boiler, fuse board and meters.

## **ARCHWAY TO LOUNGE 17'1 x 10'4 (5.21m x 3.15m)**

Rear aspect Upvc double glazed windows overlooking sun room, rear aspect Upvc double glazed patio door giving access to sun room, power points.

## **SUN ROOM 13'5 x 8'4 (4.09m x 2.54m)**

Double glazed sliding patio doors giving access to patio and rear garden, radiator, power points.

## **OUTSIDE**

## **REAR GARDEN**

Area of level patio, shingled area, outside water tap, outside lighting, mature shrubs and flower borders, laurel hedging, brick built shed, panel fencing.

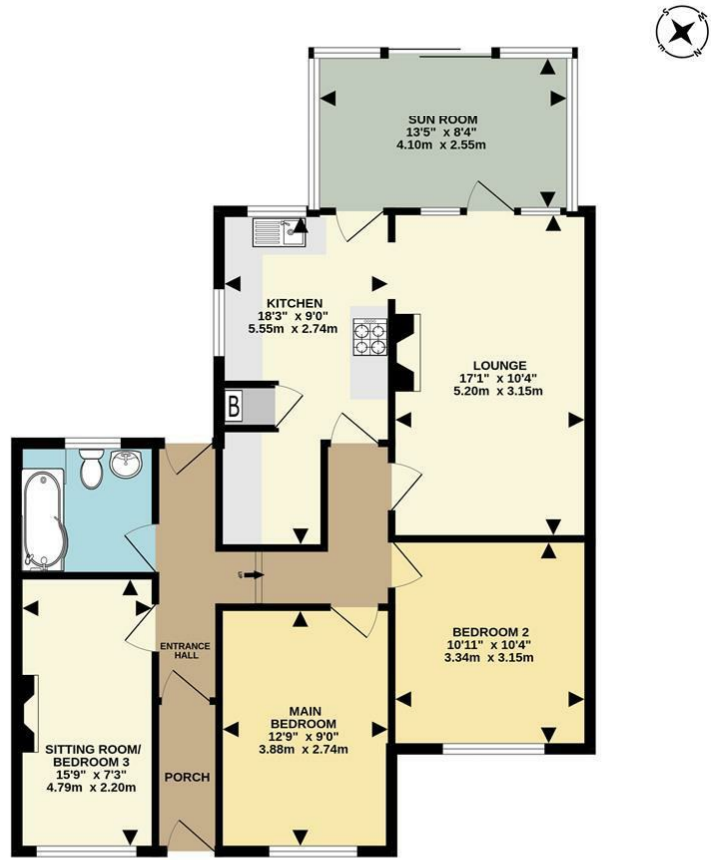
## **FRONT GARDEN**

Shingled area, mature shrubs, driveway providing OFF STREET PARKING for several vehicles.

## **COUNCIL TAX BAND D**



# Floor Plan



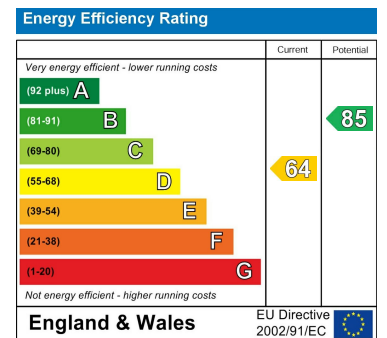
GROUND FLOOR  
918 sq.ft. (85.2 sq.m.) approx.

TOTAL FLOOR AREA - 918 sq.ft. (85.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix ©2024

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.