



Caterham, Surrey  
Guide Price £900,000

Robert  
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A charming detached family home, in a quiet cul de sac in a very convenient position for Caterham town centre & station. The property has been owned by the same family since it was built in 1969 and has been well maintained. Beautiful, secluded rear garden, garage & off road parking. No onward chain.



The houses in this delightful and quiet cul de sac were built by a Mr Baker, who also lived in one of the homes. A rare opportunity to purchase a property here, as they so seldom come to market. Indeed, Mount Vale has been owned by the same family since new, in 1969, the owner of which, was a local Caterham author. It is an attractive and charming detached family home, in a very convenient position for Caterham town centre & station - offering great potential to extend STPP.

The property has been very well maintained throughout but offers scope to modernise and extend as desired.

The ground floor accommodation comprises a lovely sitting room, enjoying a double aspect with a door providing direct access to the rear garden, with a fireplace, currently fitted with a gas fire, creating a focal point to the room. The dining room also has wonderful views to the garden and is a well proportioned room. The kitchen is fitted with a range of cabinets with space for appliances, a useful breakfast bar and a door to the side access. A downstairs cloakroom completes the ground floor.

Upstairs the master bedroom is an excellent size and enjoys fabulous views over the garden and the green trees beyond. There are three further double bedrooms and a family bathroom. The loft is boarded with light and there is ample storage in an eaves storage space which runs the depth of the house.

Outside to the front of the property there is off road parking on the driveway and a single garage. There is side access to both sides of the house, through to the delightful rear garden. This beautiful garden has blossomed over the years and there are many beautiful specimen fruit trees including a magnificent Southern Magnolia tree to the end of the garden, the most fantastic backdrop. There is an area of patio providing the perfect space for table and chairs. The garden enjoys a high degree of seclusion with beautiful greenery to all three sides.



## At a glance

- Detached family home built in 1969
- Owned by the same family since new
- No onward chain
- 4 double bedrooms, 1 bathroom & 1 downstairs cloakroom
- Beautiful & private rear garden
- Quiet cul de sac location
- Walking distance to the town centre & station
- Potential to extend STPP
- Garage & off road parking
- Council tax band G (Tandridge District Council)
- EPC E

## Location

Caterham town centre and station is just a mile away with direct rail services to London Bridge and Victoria in about 45 minutes and a variety of local stores and a Waitrose. J6 of the M25 is under three miles, giving access to the national motorway network and the airports. There are local schools in both the state and private sectors, with the highly regarded Caterham School very close- by (with a footpath to the side of the house leading directly to the school), leisure facilities at the De Stafford Sports Centre, a variety of local tennis, football, rugby and cricket clubs as well as golf at the Surrey National in Chaldon, two courses in Woldingham and Tandridge at Old Oxted.

## Intrigued?

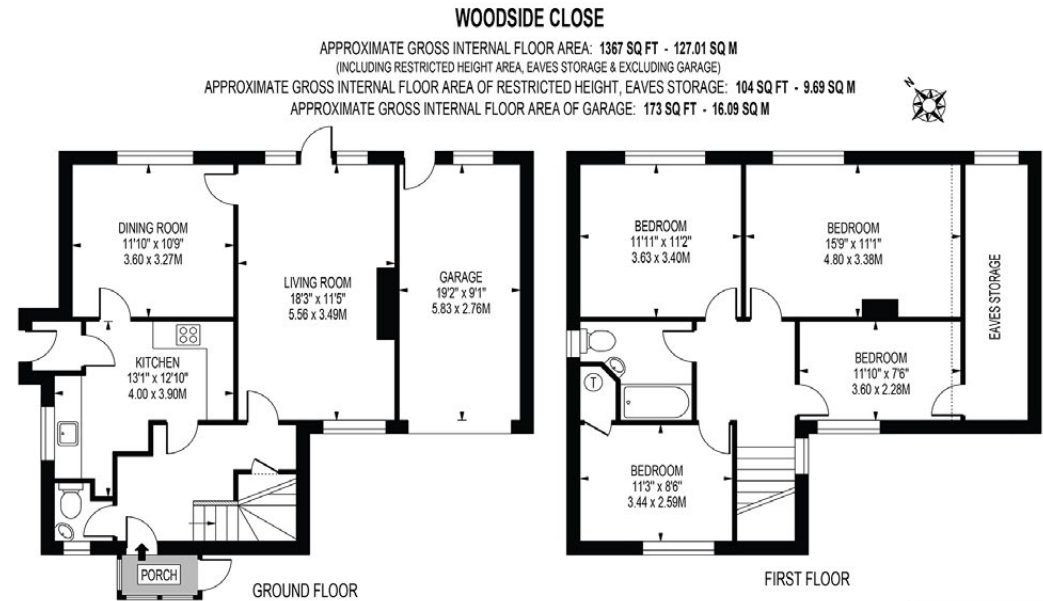
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