

WESTON DRIVE

Caterham, CR3 5XY

£690,000

Discover Your Dream Home in The Village! This captivating four/five-bedroom townhouse in Caterham on the Hill offers the perfect blend of space, convenience, and stylish living.



Key Features

- Open plan Kitchen / Dining room
- Conservatory (patio doors to rear garden)
- Utility room
- Ground floor “snug” reception or study
- First Floor front-facing formal reception room with Juliette balcony
- Four double bedrooms (two with ensuite) and Master with Juliette balcony
- Stylish Modern Family Bathroom
- Ground floor Cloakroom / WC
- Large Entrance Reception Hall Porchway & Ample Storage throughout
- Pretty rear garden with patio and lawned area
- Ample Parking and Garage

Particulars

A welcoming reception hall greets you upon arrival, leading to a light-filled living area.



The versatile snug on the ground floor provides a cozy space to unwind - perfect as a fifth bedroom or study.

The heart of the home

Unleash your inner chef in the spacious open-plan kitchen with built-in appliances and ample storage.



The adjoining dining area seamlessly flows into a delightful conservatory, ideal for year-round relaxation overlooking the landscaped rear garden.

{ Relax }



The first floor boasts a generous family living room with a touch of elegance thanks to the uplifting coving.

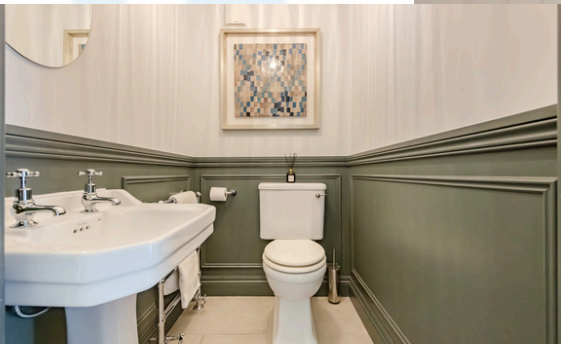
Unwind on the private balcony just off the living area.





{ Style }

A well-appointed main bathroom offers a modern and comfortable space.

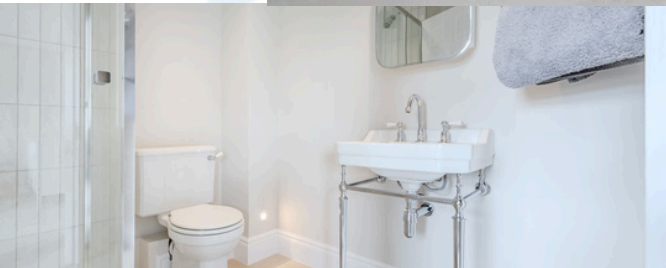




Two bright and airy double bedrooms complete the first floor, each with peaceful views of the back garden.



The top floor features a spacious master bedroom with a private balcony and en-suite bathroom



plus an additional double bedroom with its own en-suite



Host memorable gatherings on the expansive patio in the beautifully landscaped rear garden.



Picture vibrant rose borders, blooming dahlias, and hydrangeas creating a colorful haven.

Enjoy ultimate convenience with your own driveway and a detached garage.



Nestled around a traditional village green with a cricket square, The Village offers a delightful sense of community. This thoughtfully designed development, completed in 2003, seamlessly blends the character of skillfully converted former barracks buildings with contemporary homes.

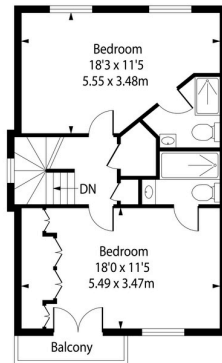
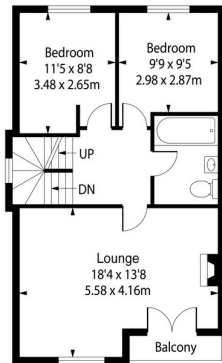
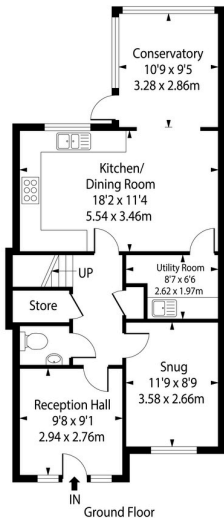
Residents enjoy a true walkable lifestyle with easy access to essential amenities, including a Tesco store, GP surgery, animal hospital, nursing home, and business premises. Stay active at the nearby health and fitness club with a gym and swimming pool, or drop off the little ones at the convenient children's nursery. The Village even boasts its own bus service connecting you to Caterham town center and the train station.



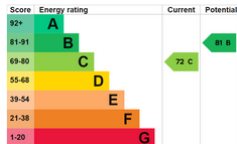
Embrace the charm of The Village



Approximate Gross Internal Area
163 sq m / 1755 sq ft



Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.



For Clarification

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

Property Additional Info

Property Type - Town House

Property Construction - Brick

Number of Rooms - Main house - 2 x reception rooms, 1x Kitchen open to dining room, 1 x utility room, 4 x Bedrooms, 1 x downstairs w/c, 2 x En-suite, 1 x Main Bathroom, 1 x driveway, 1 x garage, 1 x garden with patio

Water Supply - Mains

Sewerage - Mains

Heating - Gas

Broadband - Standard, Super Fast & Ultrafast 1000Mbps available

Networks in your area - Openreach, Virgin Media

Mobile signal/coverage - Indoor - EE, O2, Vodafone (voice & Data) Outdoor - EE, Three, O2, Vodafone (voice & Data)

Parking - Drive and garage

Freehold

Estate Service Charge £900 per annum.

Services provided as per the below.

- gardening services to front garden.
- 24h security on site, including scheduled walks of the development.
- become a member of the residents board with annual AGM's.

Property Additional Info

The title register(see title register number: SY715490) contains any charges and other matters that affect the land.

Class of Title: Title absolute

1. A Transfer of the land in this title and other land dated 1 April 1998 made between (1) Secretary of State for Defence and (2) Linden Homes South East Limited contains the following covenants:- "THE Purchaser so as to bind the whole and every part of the Property covenants with the Vendor for the benefit of the whole and every part of the retained land that neither the property nor any part thereof shall be used for any purpose which may be or become a nuisance or damage to the Vendor or the owners or occupiers for the time being of the retained land or any part thereof PROVIDED THAT the residential and/or commercial development of the Property shall not be a breach of this Clause." NOTE: The Retained Land referred to lies to the north of the land in this title.
2. The land in this title is with other land subject to the rentcharges created by a Deed dated 5 August 1999 made between (1) Linden Homes South-East Limited and (2) The Village Association Limited referred to in the Transfer dated 20 September 2002 referred to (see title register number: SY715490).
3. A Transfer of the land in this title dated 20 September 2002 made between (1) Linden Homes South-East Limited (2) The Village Association Limited and (3) Niel Craig Parrott and Elaine Deborah Parrott contains restrictive covenants.