



TMS

ESTATE AGENTS



The Hill Church Hill , Caterham, CR3 6SD

TMS Estate Agents are pleased to offer this impressive 2 bedroom first floor maisonette in an elevated position with views over the valley, on a no through road, close to town centre. With Garage and Drive. The local area is surrounded by miles of open countryside, including the Surrey Hills, an Area of Outstanding Natural Beauty, and the North Downs Way.

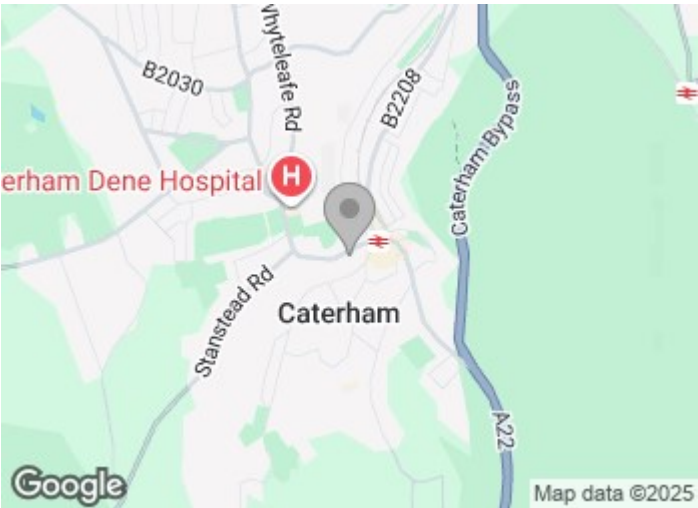
Offers In The Region Of £285,000

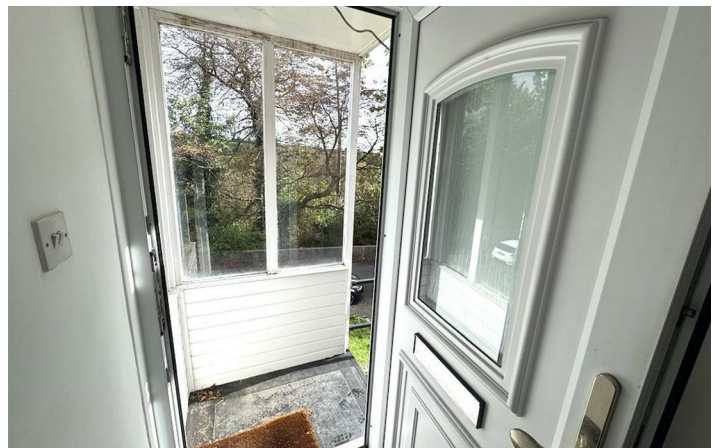
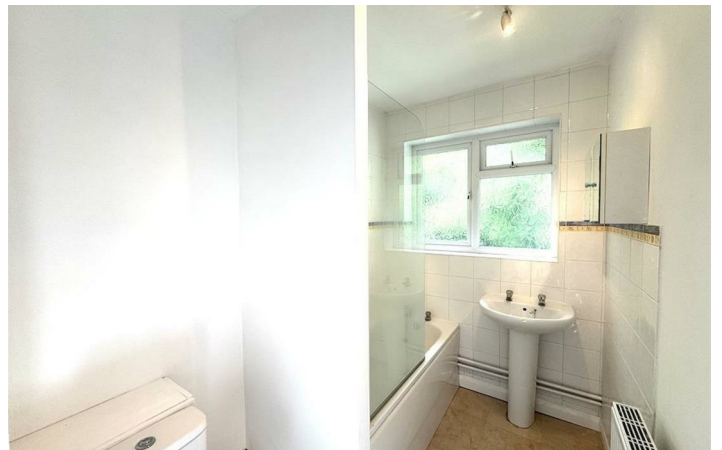
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Accommodation comprises of GROUND FLOOR		* Kitchen: 2.94m x 2.38m (9' 8" x 7' 10")	Double-glazed windows to front, built-in storage cupboards, radiator.
* Porch		A range of base and wall units with worktop across 3 sides, space for double oven, extractor above, sink and drainer, space for washing machine and fridge/freezer, double-glazed windows to rear, part-tiled walls.	OUTSIDE
New porch (2023) with superb views across the valley, door to:			* Garage & Parking
* Hall			Up and over door, power and light.
New carpet (2025) throughout, stairs to:		* Bathroom: 2.57m x 1.62m (8' 5" x 5' 4")	* Front Garden
FIRST FLOOR		White suite consisting of panel enclosed bath with built-in shower above, wash-hand basin and low level wc, radiator, part-tiled walls, opaque double-glazed windows to rear.	Mostly laid to lawn, includes small pond.
* Landing			* Rear Garden
New carpet (2025), large loft access, storage cupboard, radiator, door to:			With patio, lawn and greenhouse, large incline area with steps leading to Church grounds up to Caterham on the Hill.
* Lounge: 4.06m x 3.6m (13' 4" x 11' 10")	* Bedroom 1: 3.83m x 3.07m (12' 7" x 10' 1")		
Double-glazed windows to front views, fireplace, wall lights, radiator, fully carpeted.		Double-glazed windows to rear, radiator.	
	* Bedroom 2: 3.7m x 2.22m (12' 2" x 7' 3")		





The Hill



GROUND FLOOR FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		Very environmentally friendly - lower CO ₂ emissions	(92 plus) A	
	(81-91) B			(81-91) B	
	(69-80) C			(69-80) C	
	(55-68) D			(55-68) D	
	(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 & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		