



***FOUR DOUBLE BEDROOMS WITH TWO LARGE EN-SUITES* *13' 11" x 13' 10" (4.24m x 4.21m) RECEPTION HALLWAY* *33' 11" x 15' 8" (10.33m x 4.77m) SPLIT-LEVEL LOUNGE/DINING ROOM* *KITCHEN/BREAKFAST ROOM & SEPARATE UTILITY* *LEVEL SOUTH FACING GARDENS, TWO GARAGES AND LARGE DRIVEWAY* *A GREAT SIZE FAMILY HOME IN A DELIGHTFUL LOCATION! ***

A DECEPTIVELY LARGE AND VERSATILE FOUR DOUBLE BEDROOM DETACHED FAMILY HOME located within a popular residential road in semi-rural Chaldon. The property has two Garages, ample parking on an 'in & out' driveway and an approximate third of an acre plot. There is a large Reception Hallway, a 30' plus long Lounge/Dining Room as well as an En-suite Bathroom and Shower Room plus a Family Bathroom. The 'South Facing' rear Garden offers great seclusion and privacy. **AN INTERNAL VIEWING IS RECOMMENDED!**

Heathway, Chaldon, Surrey CR3 5DN
ASKING PRICE: £875,000 FREEHOLD



RECEPTION HALLWAY

DIRECTIONS

From Chaldon Road in Caterham, proceed straight over the mini roundabout at the junction of Coulsdon Road, take the third turning on the left into Roffes Lane and then the second right into Heathway, the property is on the left hand side.

LOCATION

The property is located close to the border of Chaldon and Caterham and on the edge of greenbelt countryside with many fine views and woodland walks. Caterham is within a mile of the property and has a fine selection of shops including several supermarkets and a railway station with services into Croydon and Central London. Locally there is a good selection of schools, the nearest being St Peters and St Paul's Infant and Junior School along Rook Lane Chaldon.

The commuter has a choice of railway stations at either Caterham or Merstham both with services into Croydon and Central London. The M25 can also be accessed at Hooley or Godstone for the car commuter.

**A SEMI RURAL LOCATION
BUT STILL CLOSE TO TOWN!**

ACCOMMODATION

ENTRANCE PORCH

Enclosed porch with double glazed windows to both sides and front, part panelled and glazed front door, tiled flooring, coved ceiling, inset spot lights.

RECEPTION HALLWAY 13' 11" x 13' 10" (4.24m x 4.21m)

Double glazed frosted diamond leaded light window to front, moulded coved ceiling, dado rail surround, frosted glazed window to Dining Room with double glass panelled doors, under-stairs cupboard, return staircase to the First Floor landing, wall mounted independent heater.

LOUNGE/DINING ROOM 33' 11" x 15' 8" (10.33m x 4.77m)

DINING ROOM: Two skylight windows to the rear, two steps down to Lounge, door to lobby with access to separate WC and ground floor bathroom, coved ceiling, and dado rail surround.

LOUNGE: Two double glazed windows to either side of a fireplace with a wood surround and gas point, large double glazed sliding patio doors to the rear patio with a fitted electric Sun Blind, coved ceiling and dado rail surround, TV point. Large radiator set below the floor in front of the double glazed sliding patio doors.

KITCHEN/BREAKFAST ROOM 11' 1" x 10' 10" (3.38m x 3.30m)

Double glazed diamond leaded light window to front, beams to ceiling with inset spot lights, tiled flooring and surrounds. A range of wall and base units with matching worktops, single bowl sink unit with mixer tap, built in electric oven and grill, 4 ring gas hob and extractor fan, built in under counter fridge. Doorway to:

UTILITY ROOM 6' 9" x 8' 1" (2.06m x 2.46m)

Double glazed window and door to side, tiled flooring with wall mounted Valliant condensing gas boiler, single bowl stainless steel sink unit with mixer tap and cupboard under, space and plumbing for washing machine and dishwasher, space for freezer, cupboard with electric meter and fuse box, separate storage/airing cupboard.

BEDROOM THREE 13' 5" x 9' 0" (4.09m x 2.74m)

Double glazed window to rear, wall of mirror fronted wardrobes, double radiator, coved ceiling, door to:

EN-SUITE SHOWER ROOM & DRESSING ROOM

8' 10" x 7' 1" (2.68m x 2.16m)

Double glazed window to rear, enclosed shower cubicle with a mixer shower attachment, large vanity wash hand basin and low flush WC, shaver



LOUNGE

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point, inset spot lights and double radiator and separate heated towel rail.

BEDROOM FOUR 11' 0" x 10' 11" (3.35m x 3.32m)

Double glazed diamond leaded light window to front, coved ceiling, double radiator. This room is currently used as a Study/Office.

INNER LOBBY

Access to separate WC and Ground Floor Bathroom.

GROUND FLOOR BATHROOM 7' 10" x 6' 4" (2.39m x 1.93m)

Double glazed frosted window to side, panelled bath with a mixer tap and separate shower fitment, pedestal wash hand basin and low flush WC, tiled surrounds, inset spot lights to ceiling. radiator with towel rail and a separate radiator.

FIRST FLOOR

LANDING: Skylight windows, coved ceiling.

MASTER BEDROOM 19' 0" x 14' 0" (5.80m x 4.26m)

Double glazed window to rear, built in double bed recess with side cabinets and overhead cupboards above, skirting radiator below the wall to the rear. Door to:

MASTER BEDROOM EN-SUITE BATHROOM & DRESSING ROOM 10' 11" x 10' 5" (3.33m x 3.17m)

Double glazed frosted window to side, inset spot lights to ceiling, loft access, two large built in double wardrobes, suite comprising of panelled bath with a mixer tap/shower attachment, corner shower cubicle with a mixer shower attachment, vanity wash hand basin and a low flush WC, large wall mounted radiator/ladder towel rail.

BEDROOM TWO 14' 1" x 11' 4" (4.29m x 3.46m)

Double glazed skylight window to rear, access to loft, wall of built in wardrobes/storage space in the eaves, double radiator, part coved ceiling.



DINING ROOM



LOUNGE



KITCHEN/BREAKFAST ROOM



UTILITY ROOM



GROUND FLOOR BATHROOM

OUTSIDE

FRONT GARDEN

The front of the property has a semi-circular lawn in front of a high hedge with the 'In & Out' block paved driveway entrances to either side. Hedges form the border to both sides of the property. The Driveway continues down the left-hand side of the property to the Double Garage.

DOUBLE GARAGE 22' 9" x 21' 5" (6.93m x 6.54m)

A large Double Garage with an electric up & over door and two windows to the rear and a door to the rear patio, power and light.

SINGLE GARAGE 15' 2" x 9' 2" (4.63m x 2.80m)

Up and over door, power and light.

REAR GARDEN

A large and predominately level rear garden with a large Patio to the rear of the property which extends to the side. Within the garden there is a timber Summerhouse and a Greenhouse which will remain. The garden is mainly laid to lawn with mature trees and shrubs throughout.

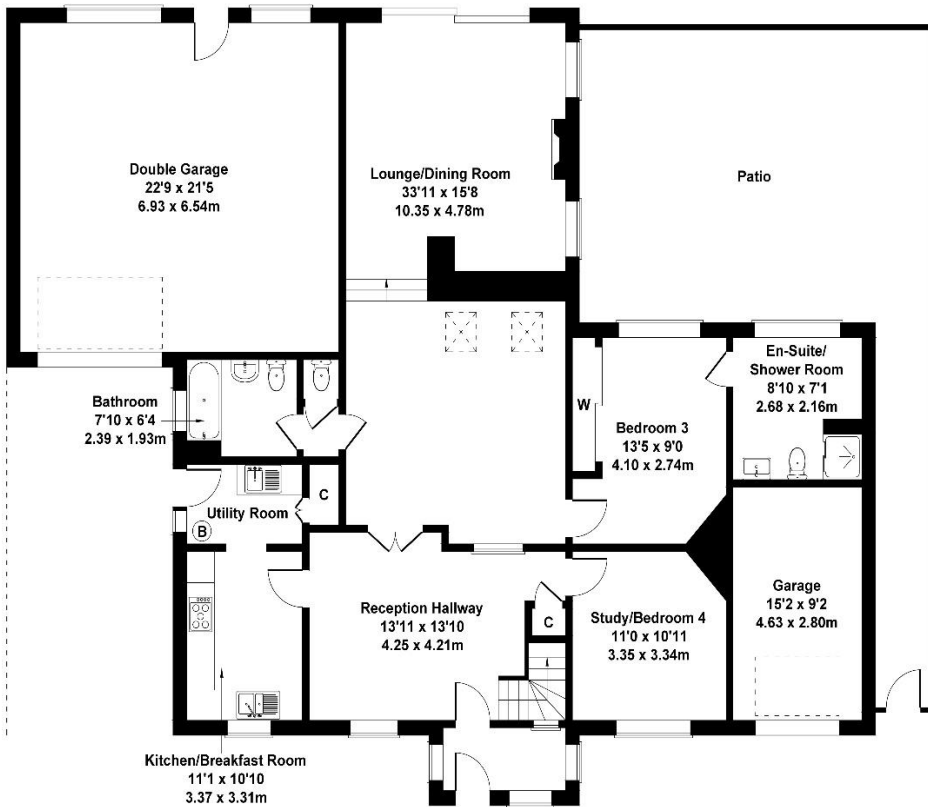
COUNCIL TAX

The current Council Tax Band is 'F', via Tandridge Council. Their website address to fully confirm the Council Tax Band and amount payable is: <https://www.tandridge.gov.uk/Council-tax/Your-council-tax-2023-2024>.

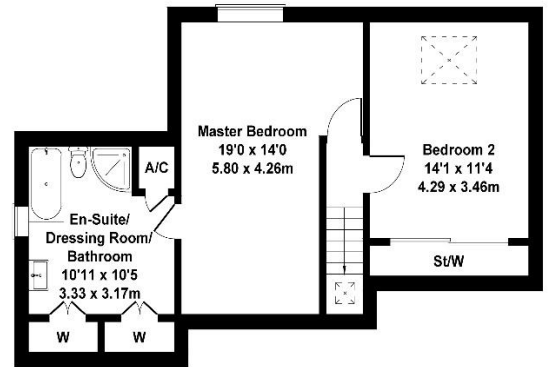
20/2/2024

Heathway

Approximate Gross Internal Area
2637 sq ft - 245 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



MASTER BEDROOM



MASTER BEDROOM



MASTER BEDROOM EN-SUITE



MASTER BEDROOM EN-SUITE



BEDROOM TWO



BEDROOM THREE



BEDROOM THREE EN-SUITE



BEDROOM FOUR



REAR ASPECT & GARDEN



REAR GARDEN



REAR ASPECT & GARDEN

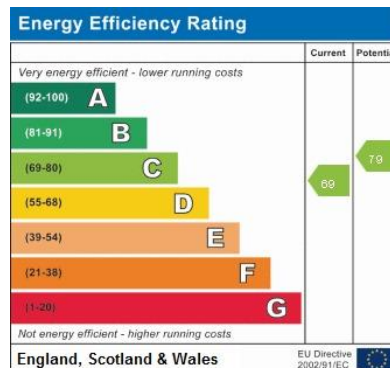


SUMMER PHOTO – REAR ASPECT



SUMMER PHOTO - FRONT ASPECT

ENERGY PERFORMANCE CERTIFICATE (EPC)



DATA PROTECTION ACT 1998

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