



**\*FOUR BEDROOMS, FAMILY BATHROOM\* \*MASTER SUITE WITH MODERN EN-SUITE SHOWER ROOM, UNDERFLOOR HEATING, BUILT IN WARDROBES\* \*TWO ADDITIONAL DOUBLE BEDROOMS AND BEDROOM FOUR/STUDY\* \*23' 4" x 10' 2" (7.11m x 3.11m) LOUNGE/DINING ROOM\*  
**\*DOUBLE GLAZED WINDOWS WITH WINDOW SHUTTERS THROUGHOUT, REWIRED, RE-PLUMBED\*  
**\*OFF ROAD PARKING FOR TWO VEHICLES & DOUBLE GARAGE\*  
**\*PLANNING PERMISSION FOR REAR EXTENSION\*********

**A FOUR BEDROOM FAMILY HOME** located towards to end of a no through road within 50 yards (45M) of Coulsdon Common. A very convenient location for local shops, schools and transport links. The house has a good size main Reception Room and benefits from Planning Permission to the rear to create a large Kitchen/Breakfast Room if required. The Master Bedroom is within the Loft Conversion with an En-suite Shower Room. Outside there is a Double Garage and off road parking on a driveway to the front for two vehicles.  
**A GREAT FAMILY HOME, VIEWING RECOMMENDED!**

**Cromwell Road, Caterham on the Hill, Surrey CR3 5JB**  
**ASKING PRICE: £500,000 FREEHOLD**



Fireplace with a Multi-Fuel stove, recessed downlights TV point, french doors to the rear patio.

#### **KITCHEN** 10' 3" x 7' 2" (3.12m x 2.18m)

Wall and base units with matching worktops, built in larder, gas fired combination boiler, gas cooker, stainless steel sink, rear door to garden.

#### **FIRST FLOOR LANDING**

Recessed downlights, staircase to the Master Bedroom.

#### **BEDROOM TWO** 10' 0" x 11' 2" (3.04m x 3.40m)

Double glazed window to front with bespoke shutters, TV point and data socket, recessed downlights, new radiator.

#### **BEDROOM THREE** 9' 1" x 9' 8" (2.77m x 2.95m)

Double glazed window to rear with bespoke shutters, inset spot lights, TV and data sockets, recessed downlights, new radiator.

#### **BEDROOM FOUR** 6' 0" x 6' 4" (1.82m x 1.93m)

Double glazed window to front with bespoke shutters, currently used as an office with built in desk unit and shelves, data socket, recessed downlights, new radiator.

#### **BATHROOM** 6' 7" x 5' 4" (2.01m x 1.63m)

Modern white suite comprising panelled bath with mixer tap and power shower, vanity wash hand basin with low flush WC, ladder style radiator/towel rail, tiled surrounds, extractor fan, double glazed frosted window to rear and an illuminated mirror cabinet with shaver point.

#### **SECOND FLOOR**

#### **BEDROOM ONE** 15' 3" x 10' 9" (4.66m x 3.28m)

Two skylight windows to front and double-glazed window to rear with bespoke shutters, built in wardrobes and a dressing table to one wall, and pull out wardrobes/storage above the staircase, TV



#### **DIRECTIONS**

From Caterham on the Hill High Street proceed straight over the roundabout into Townend, at the staggered junction turn left into Banstead Road, Cromwell Road is the last turning on the right-hand side, the house is towards the end of the road on the left-hand side.

#### **LOCATION**

The property is within half a mile of local shopping facilities which includes a Tesco Supermarket at The Village along Coulsdon Road. At the end of Cromwell Road there is access onto Coulsdon Common with far reaching walks through woodland and open spaces, so ideal for dog walkers!

The commuter has a choice of railway stations at Caterham and Whyteleafe with services into Croydon and Central London. A bus service also can be found on nearby Coulsdon Road with services into Caterham, Coulsdon and Croydon. The area has a good selection of Nursery, Infant & Junior Schools as well as De Stafford Secondary School in Burntwood Lane, Caterham.

Caterham also has a Sports Centre located at De Stafford School with an Indoor Pool and a Health Club in The Village with pool and Gymnasium. The area is bordered with greenbelt countryside towards Chaldon and a choice of two nearby Golf Courses at Old Coulsdon and Chaldon

**A GREAT LOCATION FOR  
TOWN AND COUNTRY LOVERS !**

#### **ACCOMMODATION**

#### **ENTRANCE HALLWAY** 5' 5" x 12' 0" (1.65m x 3.67m)

Double glazed front door, under stairs storage cupboard with hard wired data to every room, separate wifi router and electric meter cupboard.

#### **LOUNGE/DINING ROOM** 23' 4" x 10' 2" narrowing to 8'6" (7.11m x 3.11m narrowing to 2.59m)

Double glazed bay window to front with bespoke shutters, inset spotlighting to ceiling, two radiators.

socket, recessed downlights and bedside lighting, new radiator. Door to:

### EN-SUITE SHOWER ROOM

Double glazed frosted window to rear, large corner shower cubicle with mixer power shower attachment and built in recessed shelving, vanity wash hand basin with low flush WC, tiled surrounds, recessed downlights and extractor fan, wall mounted ladder style towel rail, illuminated mirror cabinet with shaver point, underfloor heating.

### DOUBLE GARAGE & OFFICE

Approached via a shared access road off Cromwell Grove. The Garage/Workshop has power and light and a door leading to the rear Garden. There is also a door to a small Office with power and light as well a data socket and heating. The building is (16'9") 5.11 metres in width.

### FRONT GARDEN & PARKING

There is a small garden area, bin store area and space for two vehicles, recessed lighting.

### REAR GARDEN

A patio area to the rear of the house has steps leading to a lawn and a path and steps to the rear of the Garage/Workshop and Office. There is also a shed and woodstore.

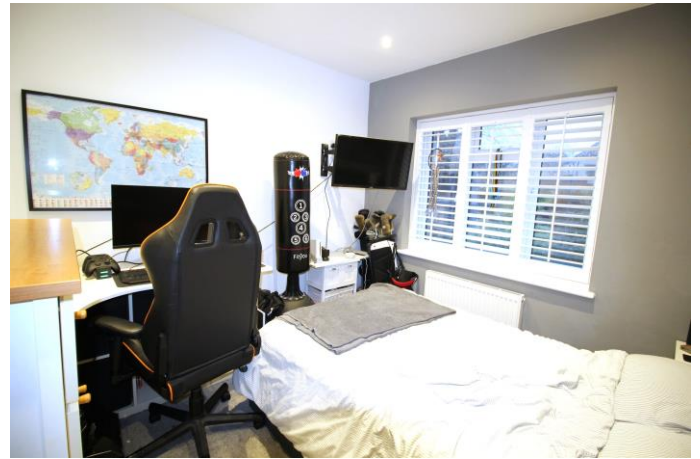
### COUNCIL TAX

The current Council Tax Band is 'D', 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>.

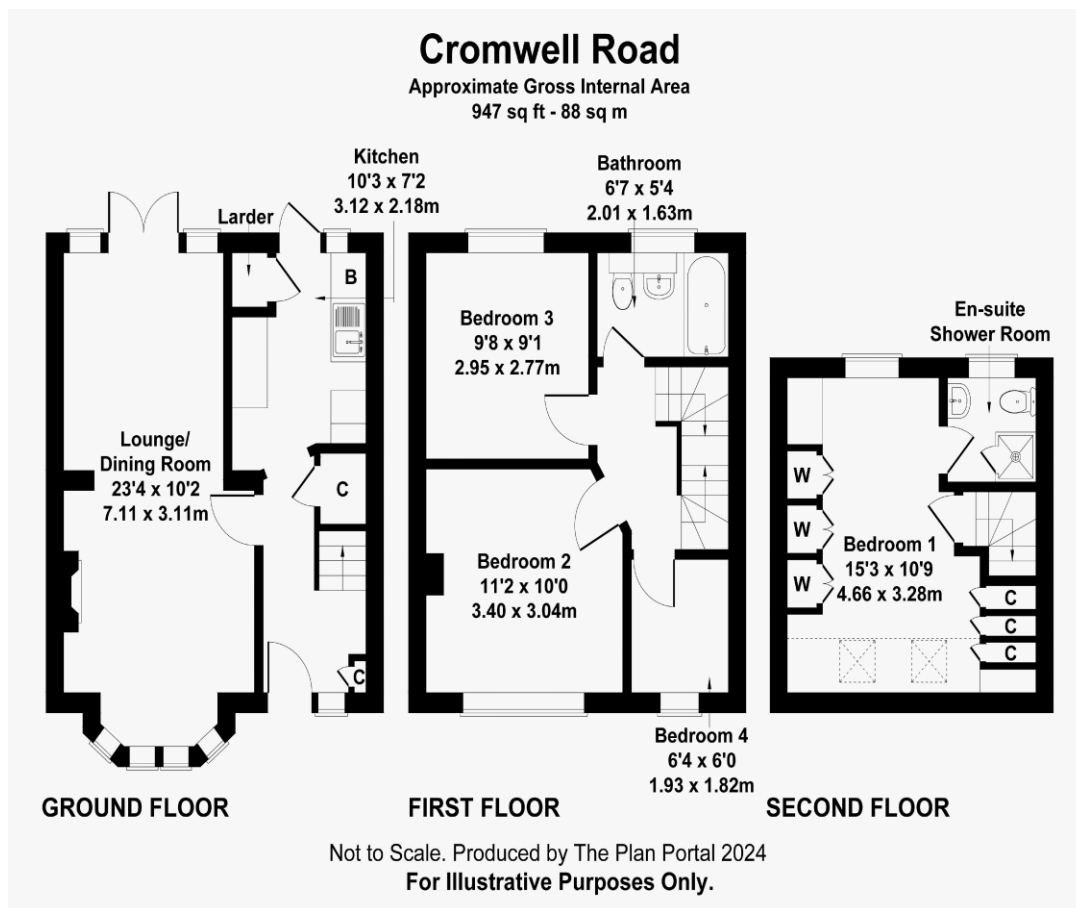
24/2/2024

### ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	81	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



## FLOORPLAN



### DATA PROTECTION ACT 1998

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