



- *THREE BEDROOM DETACHED HOUSE, SECLUDED POSITION***
- *OPEN PLAN LOUNGE - DINING ROOM – KITCHEN* *CONSERVATORY WITH ACCESS TO THE GARDEN***
- *MODERN KITCHEN, LARGE WORKTOPS, BUILT IN APPLIANCES***
- *DOUBLE GLAZED & GAS CENTRAL HEATING* *PRIVATE SOUTHERLY ASPECT REAR GARDEN***

A DETACHED THREE BEDROOM FAMILY HOME ideally located within half a mile of local shops, excellent Schools, transport links and beautiful Countryside! The house has an 'Open Plan' feel to the ground floor with a Lounge/Dining area opening onto a modern Kitchen plus a Conservatory. There are Three good size Bedrooms and a modern first floor Bathroom. Outside there is a driveway with ample off-road parking for two vehicles and a secluded rear Southerly Aspect well-tended Rear Garden.
A GREAT LOCATION ON THE BORDERS OF CATERHAM & CHALDON!

Chaldon Road, Caterham, Surrey CR3 5PN
ASKING PRICE: £599,950 FREEHOLD



DIRECTIONS

From the High Street in Caterham on the Hill proceed along Court Road, at the end of the road turn left into Chaldon Road, proceed straight over the roundabout, the house is on the left-hand side before Sunny Rise.

LOCATION

The house is located on the borders of Caterham and Chaldon 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 Caterham for the car commuter.

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

ACCOMMODATION

ENTRANCE PORCH

Double glazed and enclosed Entrance Porch with tiled flooring and courtesy light.

ENTRANCE HALLWAY 13' 1" x 6' 2" (3.99m x 1.87m)

Double glazed frosted window to the front, part panelled and glazed front door, return stair case to the first floor with an under stairs storage cupboard housing the electric and gas meters, radiator.

OPEN PLAN LOUNGE/DINING ROOM/KITCHEN

LOUNGE AREA 12' 8" into bay x 12' 0" (3.86m into bay x 3.66m)

Double glazed square bay window to the front, coved ceiling, attractive Period Fireplace with a 'Multi-Fuel' Stove. 'Karndean' flooring, TV point and double radiator/ Open Plan to the Dining Area and Kitchen.

DINING AREA & KITCHEN 9' 6" x 18' 7" (2.89m x 5.67m)

Double glazed window to the rear and double glazed french doors to the Conservatory. Tiled flooring throughout. The Dining Area has a large worktop/breakfast bar and a 'Dresser' style unit against one wall with 'Wine Cooler'. The Kitchen has a range of modern coloured wall and base units with matching 12mm laminated worktops. There is a one and a half bowl 'CARRON PHEONIX' stainless steel sink unit. Built in AEG dishwasher, electric Oven & Grill plus a four-ring electric Induction hob. Space and plumbing for a washing machine.

CONSERVATORY 10' 9" x 10' 11" (3.27m x 3.33m)

Double glazed throughout with double french doors to the rear patio seating area. There is a pitched polycarbonate roof, tiled flooring with underfloor heating and power & light.

FIRST FLOOR ACCOMMODATION

LANDING

Double glazed window to the side, exposed wood flooring, access to a loft via a retractable ladder.

BEDROOM ONE 11' 2" x 11' 2" (3.41m x 3.41m)

Double glazed window to the front, wood effect flooring, built in Airing Cupboard housing a Worcester Bosch Combination Boiler, pedestal wash hand basin and radiator.

BEDROOM TWO 11' 6" x 11' 1" (3.50m x 3.39m)

Double glazed window to the rear, wood effect flooring, radiator.

BEDROOM THREE 6' 11" x 7' 3" (2.10m x 2.20m)

Currently used as a Study. Double glazed window to the front, radiator and newly fitted carpet.

BATHROOM 6' 6" x 7' 1" (1.99m x 2.17m)

Double glazed frosted window to the rear. White suite comprising of a wood panelled bath with a shower attachment and fitted circular shower curtain rail,



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pedestal wash hand basin and a low flush WC. Tiled flooring and surrounds, ladder style towel rail/radiator.

OUTSIDE

FRONT GARDEN

There are a set of steps and a path from road level to the house. The garden has hedgerow sides, a flowerbed and a magnificent 'Magnolia Tree' which provides seclusion for the front of the house. A path leads to a lockable side access gate.

DRIVEWAY

There is a tandem Driveway to the front that provides off road parking for two vehicles.

REAR GARDEN

The level rear garden faces predominately in a southerly direction. To the rear of the house there is a secluded patio area with a Pergola and a path to the rear of the garden. There is a lawn area with surrounding herbaceous borders, two Garden Sheds and a sunken Fishpond with a waterfall and air pump. The Fishpond does stock a number of fish which can remain if required.

COUNCIL TAX

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

28/2/2024

ENERGY PERFORMANCE CERTIFICATE (EPC)

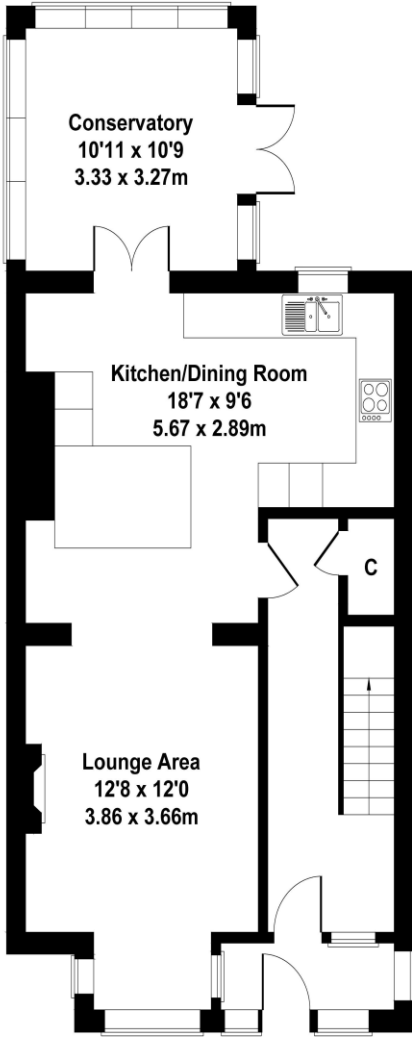
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



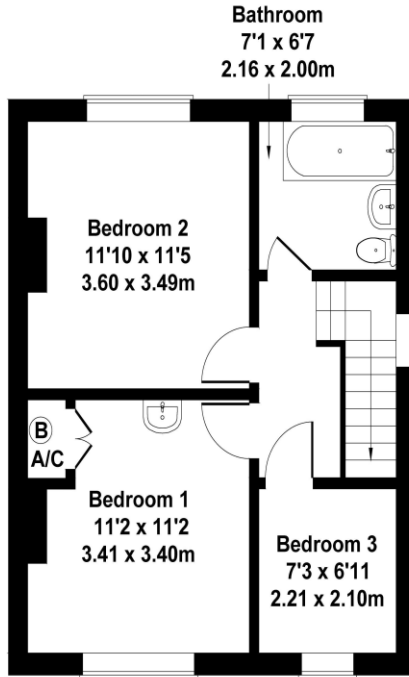
FLOORPLAN

Chaldon Road

Approximate Gross Internal Area
1163 sq ft - 108 sq m



GROUND FLOOR



FIRST FLOOR

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





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