



***THREE BEDROOMS, EN-SUITE SHOWER ROOM & BATHROOM* *19' 0" x 12'0" narrowing to 7' 10" (5.78m x 3.66 narrowing to 2.38m) LOUNGE* *A 14' 1" x 8' 7" (4.29m x 2.62m) SEPARATE DINING ROOM*
***KITCHEN/BREAKFAST ROOM WITH ACCESS TO THE GARDEN* *DOUBLE GLAZED & GAS CENTRAL HEATING*
TOTALLY LANDSCAPED GARDENS FOR EASY MAINTENANCE, SPACE TO PARK THREE CARS****

A LIGHT AND SPACIOUS THREE BEDROOM DETACHED BUNGALOW WITH STUNNING PANORAMIC VIEWS OVER CATERHAM VALLEY. Located within a 'Private' no through road and within a few hundred yards of countryside woodland walks. The property has a large L-shaped Lounge and a separate Dining Room with uninterrupted views over Caterham Valley. There is an En-suite Shower Room to the main Bedroom and a modern white four-piece Bathroom. Outside there are well tended landscaped gardens with a winding set of steps from road level. **A UNIQUE PROPERTY AND LOCATION IN A PEACEFUL SETTING IN CATERHAM.**

Milner Road, Caterham Valley, Caterham, Surrey CR3 6JR
Asking Price: £599,000 Freehold



DIRECTIONS

From Caterham Valley Town Centre proceed along Stafford Road for approximately half a mile, turn left into Milner Approach, at the junction turn right into Milner Road, the property is on the left hand side.

LOCATION

Conveniently located within half a mile of the town centre which has a great selection of High Street shops, restaurants, and a railway station with services into Croydon and Central London. Nearby Whyteleafe also has a choice of three railway stations including Upper Warlingham with trains to London Bridge and Victoria. The M25 motorway can be found at nearby Godstone with access to Gatwick and Heathrow Airports.

The area also has a good number of schools from Nursery Schools to Secondary School level in the public and private sectors in both Caterham Valley and Caterham on the Hill. Caterham is located within easy reach of the countryside at nearby Chaldon, Godstone and the Harestone area of Caterham where there are many fine walks and stunning open views.

A GREAT LOCATION FOR TOWN AND COUNTRY !

ACCOMMODATION

ENTRANCE HALLWAY

Two double glazed frosted floor to ceiling windows to front aspect, coved ceiling with inset downlights, built in cloaks cupboard and further storage cupboard, radiator. Open plan to dining room and double doors to lounge.

LOUNGE 19' 0" x 12' 0" narrowing to 7' 10" (5.78m x 3.66 narrowing to 2.38m)

L'Shaped triple aspect lounge with large double glazed windows, large brick built fireplace with an open fire, double glazed french doors to the rear garden, coved ceiling with inset downlights, TV point, two radiators.

DINING ROOM 14' 1" x 8' 7" (4.29m x 2.62m)

Large double-glazed sliding patio door to the front and a large double-glazed window to side aspect with stunning views over the Valley, Caterham and local woodland. Coved ceiling, inset downlights, double radiator.

KITCHEN/BREAKFAST ROOM 13' 10" x 9' 3" (4.22m x 2.81m)

Double glazed window and door to rear, range of white wall and base units with matching worktops and a breakfast bar. Built in electric oven and grill with a four ring electric hob, single bowl sink unit with a mixer tap and cupboard under, space and plumbing for washing machine and dishwasher. Built in fridge/freezer. Wall cupboard housing a 'Worcester Bosch' combination boiler, tiled surrounds, radiator.

BEDROOM ONE 14' 4" x 9' 0" (4.37m x 2.75m)

Double glazed window to front aspect, coved ceiling, double radiator, folding doors to;

EN-SUITE SHOWER ROOM

Double glazed frosted window to side aspect, tiled walls and flooring, shower tray with curtain, wall mounted mixer shower attachment, wash hand basin, low flush WC, extractor fan.

BEDROOM TWO 12' 4" x 12' 0" (3.76m x 3.65m)

Large double glazed window to front aspect, coved ceiling, radiator.

BEDROOM THREE 9' 2" x 8' 9" (2.79m x 2.66m plus door recess)

Double glazed window to rear aspect, radiator, door to bedroom one.

BATHROOM 7' 4" x 5' 7" (2.24m x 1.71m)

Double glazed frosted window to rear aspect, tiled walls and flooring, white suite comprising a large corner panelled bath, separate shower cubicle with a 'Triton' electric shower, vanity wash hand basin, low flush WC. Inset downlights, airing cupboard, radiator.



OUTSIDE

PARKING

Space to park three cars at road level.

FRONT GARDEN

The front garden has been landscaped with raised flowerbeds, wildlife pond, small tress, rockery. And planting around the path up with steps leading to a shady and secluded seating area to the side. The steps lead on to the front and side patios around the property with several sunny seating areas to choose from, steps then lead to the rear garden.

REAR GARDEN

Your own private natural woodland where you may see bats, badgers, foxes & deer as well as owls & many other varieties of birds; there is a seating area looking over the valley & a shed. There is room at the top for a garden room or summerhouse should you so wish.

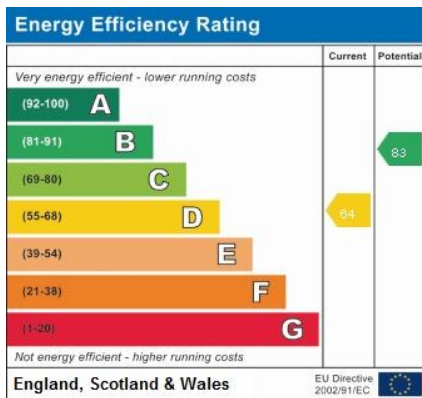
COUNCIL TAX

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>.

27/2/2024



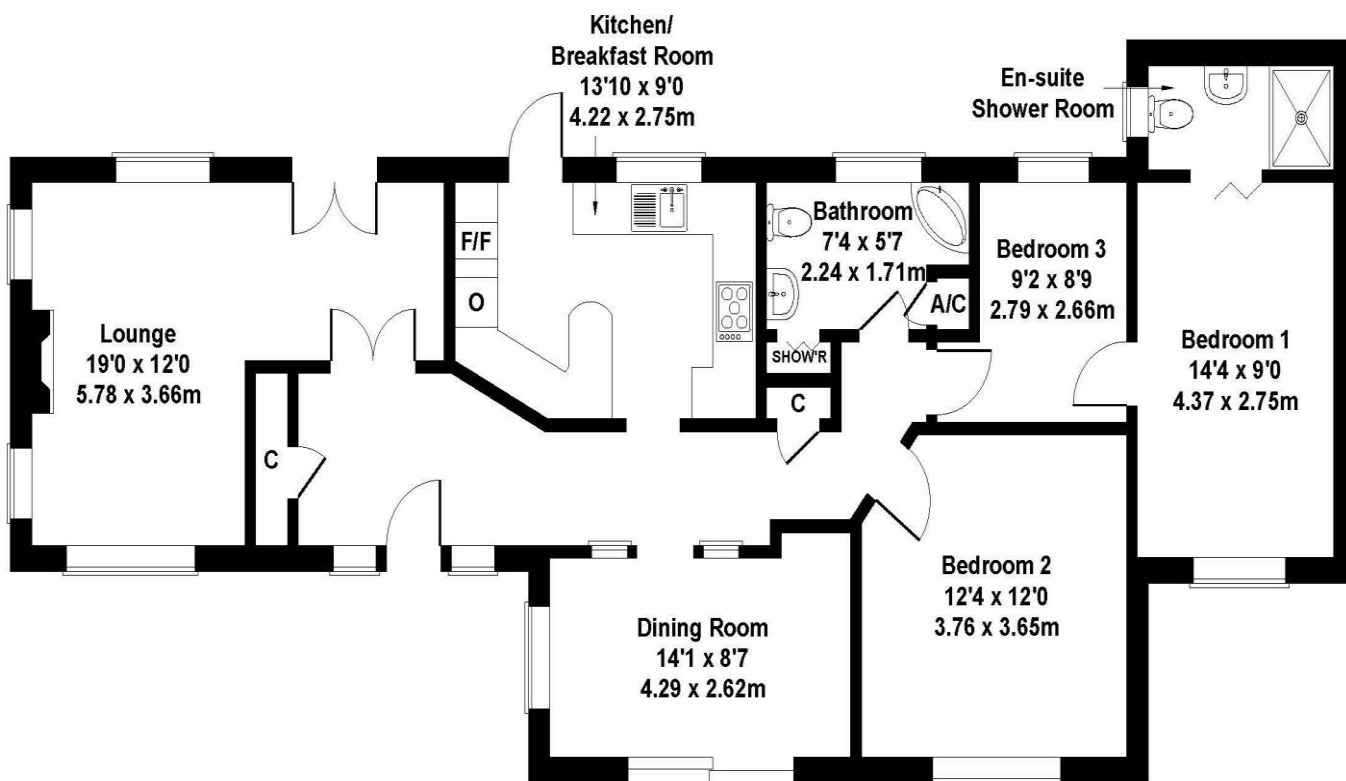
ENERGY PERFORMANCE CERTIFICATE (EPC)



FLOORPLAN

Milner Road Bungalow

Approximate Gross Internal Area
1087 sq ft - 101 sq m



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





DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from us will be processed by P A Jones Property Solutions, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

MONEY LAUNDERING REGULATIONS 2003 : Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: It is a legal requirement that the property is presented accurately and in a way not to mis-lead a potential buyer in relation to the property particulars. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

PA. Jones Property Solutions, Residential Sales & Lettings
77-79 High Street, Caterham, Surrey CR3 5UF
Sales: 01883 348035 Lettings: 01883 343355 Email: info@pajonespropsolutions.co.uk
www.pajonespropsolutions.co.uk