



A DETACHED PROPERTY SET WITHIN A PRIVATE ROAD WITH GREAT VIEWS OVER CATERHAM VALLEY!

THREE BEDROOMS AND TWO RECEPTION ROOMS

10' 5" x 15' 4" (3.17m x 4.68m) GROUND FLOOR BEDROOM THREE/ THIRD RECEPTION ROOM

10' 11" x 15' 0" (3.34m x 4.56m) KITCHEN/BREAKFAST ROOM PLUS UTILITY

TOTALLY LANDSCAPED FOR EASE OF MAINTENANCE GARDENS

PARKING FOR THREE VEHICLES, CONVENIENT AND PEACEFUL LOCATION!

A UNIQUE PROPERTY WITH FABULOUS OPEN VIEWINGS OVER CATERHAM VALLEY located in a 'Private Road'

This is a 'Chalet Bungalow' with three Bedrooms, two good size Reception Rooms and a Kitchen/Breakfast with separate Utility. Outside the Gardens to the front and rear have been totally landscaped with terraced seating areas, flowerbeds and a vegetable garden at the top of the garden.

At road level there is also space to park three vehicles off the road.

STUNNING VIEWS IN A PEACEFUL SETTING WITHIN A MILE OF CATERHAM TOWN CENTRE!

Milner Road, Caterham, Surrey CR3 6JR Asking Price: £675,000 Freehold



DINING ROOM 11' 3" into bay x 11' 5" (3.44m into bay x 3.47m)

Double glazed bay window to the front, open tread stair case to the first floor landing, radiator.

BEDROOM THREE/THIRD RECEPTION ROOM 10' 5" x 15' 4" (3.17m x 4.68m)

Double glazed windows and a set of double glazed doors leading to a secluded terraced seating area to the rear Garden. Wood effect flooring, double glazed window to the side, TV point and double radiator.

KITCHEN/BREAKFAST ROOM 10' 11" x 15' 0" (3.34m x 4.56m)

Double glazed windows to the side and rear. A 'Country Style' Kitchen with a range of wall and base units with complementary worktops incorporating a one and a half bowl sink unit with a mixer tap and cupboards under. There is an 'AGA' cooker which is to remain with two electric ovens and a four ring gas hob, built in 'Miele' Dishwasher. Tiled surrounds and terracotta flooring throughout. There is a built in Airing Cupboard which houses the wall mounted 'GLOWORM' gas central heating boiler. Door to:

UTILITY ROOM

Two double glazed windows to the rear and a double-glazed door to the Garden, space and plumbing for a Washing Machine and space for a Tumble Dryer, radiator.

SHOWER ROOM 7' 8" x 6' 10" (2.33m x 2.08m)

Double glazed frosted window to the side. The Shower Room is from 'Porcelanosa' and comprises of a double size walk-in Shower with a mixer shower fitment and a large square shower rose, a vanity wash hand basin and a low flush WC. The walls and flooring (with underfloor heating) are tiled and there are inset downlighters to the ceiling. There is a ladder chrome ladder style towel rail/radiator and an extractor fan.



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 PORCH

Double glazed door to the front with a window to the side, tiled terracotta flooring, solid oak front door to:

RECEPTION HALLWAY 17' 11" x 7' 3" (5.45m x 2.20m)

Large Reception Hallway with a coved ceiling and a feature arch leading to the rear of the Hallway. Large built in wardrobe/cloaks cupboard and further built in storage cupboard, double radiator.

LOUNGE 19' 8" into bay x 11' 5" (6.00m into bay x 3.48m)

A bright double aspect room with a double glazed bay window to the front and a double glazed window to the side. There is a brick built fireplace housing a 'Multi-Fuel' Stove, TV point, cove ceiling and two double radiators.

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FIRST FLOOR ACCOMMODATION

LANDING

Double glazed window to the front, access to eaves loft storage.

BEDROOM ONE 18' 6" x 8' 4" (5.64m x 2.55m)

Double glazed windows to the front and rear aspects, useful eaves storage, radiator.

BEDROOM TWO 14' 1" x 8' 5" (4.28m x 2.57m)

Double glazed window to the rear, useful eaves storage, radiator.

PARKING

There are two owned Parking Bays opposite the property and a further off-road Parking Space in front of the Garden.

FRONT GARDEN

The front Garden has been landscaped throughout with a winding set of steps leading to a raised decked Terrace Seating Area extending to the whole width of the property in front of the Entrance Porch. This Decked Area has stunning views over the Valley and benefits from a high level of seclusion and privacy. The Gardens have flowerbed and herbaceous borders to both sides of the steps and path leading to the front door.

REAR GARDEN

The rear Garden has also been landscaped throughout by the present owners. A lot of time and thought has been spent to provide access to all parts of the Garden. To the rear of the property there is a very private and sunny seating area which extends to the whole width of the property with a set of steps leading to the remainder of the Garden. As you proceed up towards the end of the Garden there are further level areas with fabulous open views over Caterham Valley. The Garden is stocked with many fine plants and has a Vegetable Garden and a Timber Shed to the very end of the Garden.

COUNCIL TAX

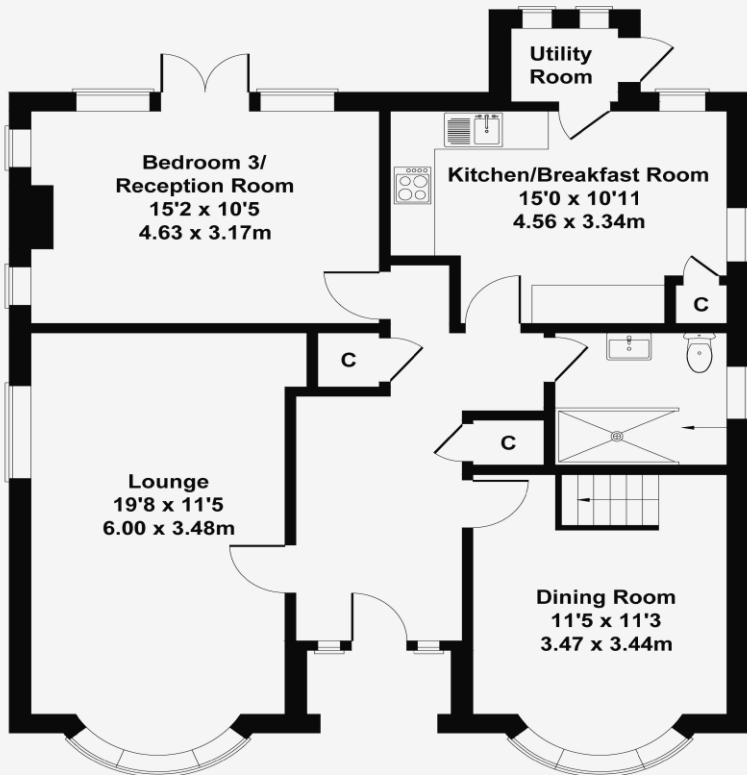
The current Council Tax Band is 'E', via Tandridge Council. Their website address to fully confirm the Council Tax Band and amount payable is: <https://www.tandridge.gov.uk/Council-tax/Your-council-tax-2023-2024>. **5/3/2024**



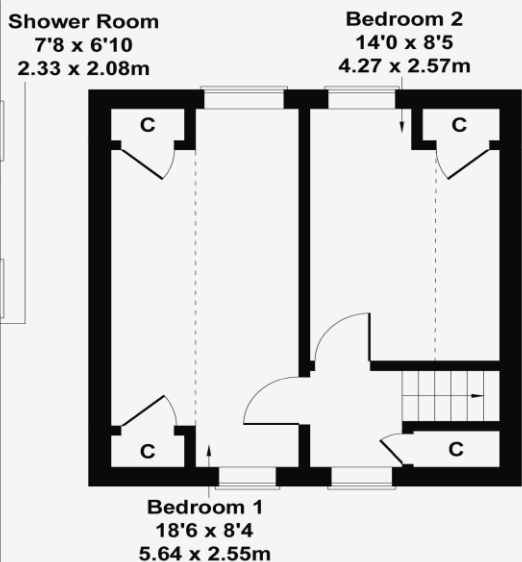
FLOORPLAN

Milner Road

Approximate Gross Internal Area
1324 sq ft - 123 sq m



GROUND FLOOR



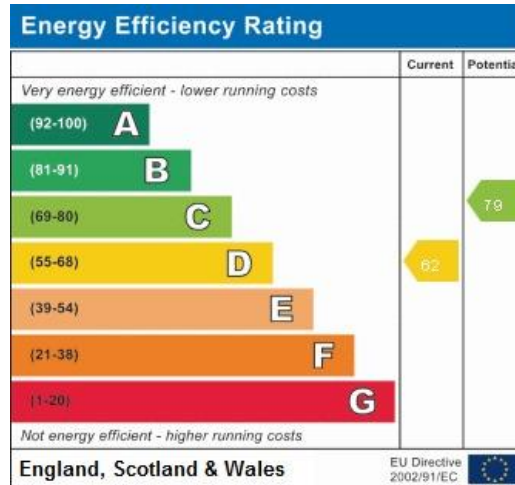
FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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ENERGY PERFORMANCE CERTIFICATE (EPC)



DATA PROTECTION ACT 1998

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