



**\*THREE DOUBLE BEDROOMS, TWO RECEPTION ROOMS\* \*10' 8" x 8' 10" (3.25m x 2.70m) KITCHEN & UTILITY\*  
 \*12' 10" x 9' 1" (3.92m x 2.77m) BEDROOM TWO\* \*10' 10" x 8' 7" (3.29m x 2.62m) BEDROOM THREE\*  
 \*BATHROOM AND SHOWER ROOM, DOUBLE GLAZED AND GAS CENTRAL HEATING\*  
 \*EASILY MAINTAINED AND ENCLOSED REAR GARDEN\***

**A DECEPTIVELY LARGE THREE DOUBLE BEDROOM HOUSE** with a Bathroom and Shower Room, two Receptions and an 'Easy Maintenance' enclosed rear Garden. There is a Lounge, separate Dining Room, a modern Kitchen and Utility. Conveniently located within half a mile of local shops and amenities including Schools for all age groups and a mile of open countryside and access to the North Downs. The house is tastefully decorated and is double glazed and has gas central heating.

**A GREAT SIZE FAMILY HOME, VIEWING RECOMMENDED!**

**Foxon Lane, Caterham on the Hill, Surrey CR3 5SG**  
**ASKING PRICE: £415,000 FREEHOLD**



### DIRECTIONS

From the High Street in Caterham on the Hill, proceed straight over the roundabout into Town End, at the staggered junction turn left into Banstead Road and then first right into Foxon Lane, the house is on the right hand side.

### LOCATION

The house is located within half a mile of Caterham on the Hill High Street where there is a good selection of local shops including several grocery stores, a butchers, pharmacy, post office and other specialised shops. At The Village in Coulsdon Road there is also a Tesco supermarket.

The commuter has a choice of railway stations at Caterham Valley and nearby Whyteleafe with services into Croydon and Central London. The M25 motorway can be accessed at Godstone junction 6. Caterham also benefits from a good selection of schools from nursery to secondary in both the private and public sectors.

Coulsdon Common with many fine walks and woodland is also within a mile of the property. Other amenities include a sports centre at De Stafford School in Burntwood Lane and a good range of restaurants, pubs and High Street shops in Caterham Valley.

**A GREAT AREA TO LIVE CLOSE TO TOWN AND COUNTRYSIDE.**

### ACCOMMODATION

#### ENTRANCE HALLWAY

Double glazed and part panelled front door, separate doors to the Lounge and Dining Room, staircase to the first floor, radiator.

#### LOUNGE 11' 1" x 10' 8" (3.38m x 3.26m)

Large double glazed window to the front, coved ceiling, feature fireplace, TV point, wood effect flooring and radiator.

#### DINING ROOM 11' 3" x 10' 11" (3.44m x 3.33m)

Double glazed window to the rear, access to an under stairs storage cupboard with an electric fuse box and the electric meter and gas meter. Wood effect flooring and double radiator, door to:

#### KITCHEN 10' 8" x 8' 10" (3.25m x 2.70m)

Double glazed window to the side, range of modern wall and base units with matching worktops, one and a half bowl stainless steel sink unit with a mixer tap and cupboards under. Space for a cooker, gas point, space for an under counter fridge and freezer, coved ceiling, tiled surrounds, doorway to:

#### UTILITY ROOM 7' 7" x 5' 6" (2.30m x 1.68m)

Double glazed and panelled door to the rear garden, folding sliding door to a Shower Room. Space and plumbing for a washing machine and space for a Tumble Dryer above, space for a Fridge/Freezer, tiled surrounds and radiator.

#### SHOWER ROOM

Double glazed frosted window to the side. Enclosed shower cubicle with a folding door with a mixer shower attachment, wash hand basin and a low flush WC, wipe clean walls throughout. Wall mounted Potterton gas fired combination central heating boiler, extractor fan and wall mounted heated towel rail/radiator.

### FIRST FLOOR ACCOMMODATION

#### SPLIT-LEVEL LANDING

Access to the loft via a retractable ladder. The loft has a Velux Skylight window to the rear and is boarded throughout with a carpet fitted, there is also power and light, On the landing there is a built in storage cupboard/wardrobe and a double radiator.

#### BEDROOM ONE 14' 1" x 11' 1" (4.29m x 3.37m)

Two double glazed windows to the front, two built in double wardrobes to either side of a chimney breast, double radiator.





**BEDROOM TWO** 12' 10" x 9' 1" (3.92m x 2.77m)

Double aspect with double glazed windows to the rear and side, double radiator.

**BEDROOM THREE** 10' 10" x 8' 7" (3.29m x 2.62m)

Double glazed window to the rear, inset spotlights to the ceiling, radiator.

**BATHROOM**

Double glazed frosted window to the side, easy wipe clean walls, modern white suite comprising of a panelled bath with a mixer tap shower attachment, vanity wash hand basin with a fitted wall mirror above and a low flush WC, inset spotlights to the ceiling and double radiator.

**OUTSIDE**

**REAR GARDEN** 31' 2" x 15' 3" (9.50m x 4.65m)

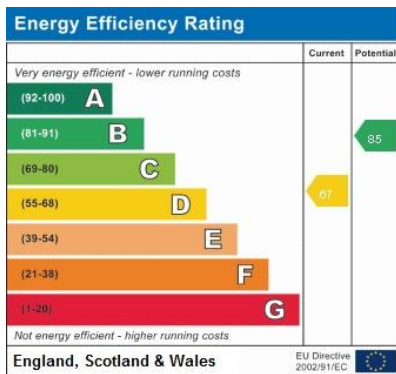
Fully enclosed garden with panelled fencing to all sides and a rear access gate. There is a rear patio and a path to the rear of the garden where there is a decked seating area. The remainder of the garden has an area of artificial grass. An easy maintenance Garden with ample seating areas.

**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>.

16/7/2024

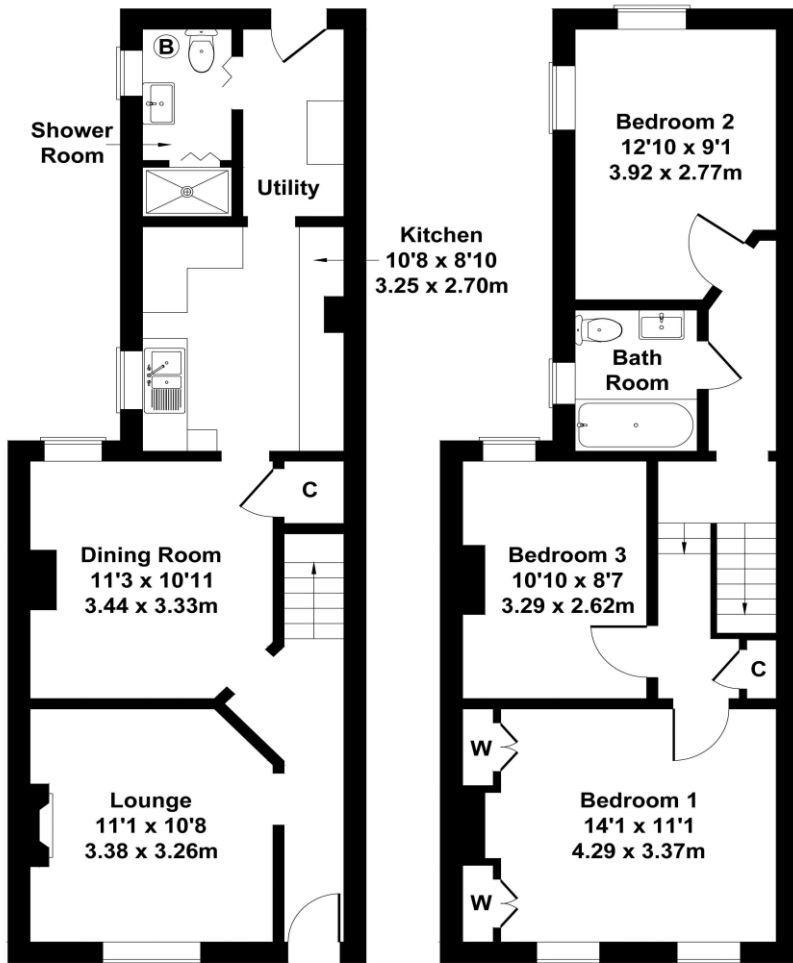
**ENERGY PERFORMANCE CERTIFICATE (EPC)**



## FLOORPLAN

### Foxon Lane

Approximate Gross Internal Area  
1001 sq ft - 93 sq m



GROUND FLOOR

FIRST FLOOR

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

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