



IMMACULATELY PRESENTED THREE BEDROOM FAMILY HOME
***OPEN PLAN LOUNGE/DINING ROOM 24' 8" into bay x 12' 3" (7.51m into bay x 3.74m)* *MODERN FITTED KITCHEN & CONSERVATORY* *DOWNSTAIRS CLOAKROOM AND FIRST FLOOR BATHROOM* *DETACHED GARAGE CONVERTED TO A GYM 19' 6" x 10' 11" (5.94m x 3.32m)*
SECLUDED AND EASY MAINTENANCE REAR GARDEN**

A 1930'S BUILT THREE BEDROOM FAMILY HOME WITH a large 'Open Plan' Ground Floor accommodation. Peaceful location within a quarter of a mile of countryside walks and woodland. The house has a modern fitted Kitchen set off the Dining Area with a pitched roof Conservatory with access to the 'Maintenance Free' enclosed Rear Garden. Outside there is a detached former Garage which has been converted to a 'Gym' which could be used as a Home Office if required. **AN IMPRESSIVE PROPERTY IN A CUL-DE-SAC, VIEWING RECOMMENDED!**

Sunny Rise, Chaldon, Surrey CR3 5PR
ASKING PRICE: £595,000 FREEHOLD



OPEN PLAN LOUNGE/DINING ROOM 24' 8" into bay x 12' 3" (7.51m into bay x 3.74m)

Double glazed bay window to the front, coved ceiling with inset down-lighters, recessed fireplace, TV point and double radiator. The Dining Area of the room is open plan to the Kitchen and Conservatory and has a double radiator and wood effect flooring.

KITCHEN 9' 10" x 8' 4" (3.00m x 2.55m)

Double glazed window to the side, range of modern wall and base units with complementary worktops and tiled surrounds with an inset 'Butler' sink unit and mixer tap. Built-in Electric Oven and Grill with a four Ring Gas Hob with an extractor fan above, built-in Dishwasher and Microwave Oven. Space and plumbing for a washing machine, wood effect flooring.

CONSERVATORY 10' 2" x 9' 0" (3.09m x 2.75m)

Double glazed to three sides with a pitched polycarbonate roof, double glazed french doors to the rear Garden. Wood effect flooring and radiator.

FIRST FLOOR ACCOMMODATION

LANDING 8' 1" x 6' 6" (2.47m x 1.99m)

Double glazed window to the side, inset down-lighters to the ceiling, access to the loft via a retractable ladder, The loft house the gas fired central heating boiler.

BEDROOM ONE 14' 0" into bay x 10' 0" to wardrobes (4.26m into bay x 3.04m to wardrobes)

Double glazed bay window to the front, inset down-lighters to the ceiling plus a central light fitment. Wall of built-in wardrobes and storage cupboards, radiator.

BEDROOM TWO 10' 11" x 11' 10" (3.34m x 3.60m)

Double glazed window to the rear with views onto Heath Road Allotments, radiator.

BEDROOM THREE 8' 6" x 6' 6" (2.58m x 1.97m)

Double glazed window to the front, one wood panelled wall, radiator.



DIRECTIONS

From Caterham on the Hill High Street, turn down Court Road, at the junction turn left into Chaldon Road. Go straight over at the mini roundabout, take the second left into Sunny Rise. The property is the second house on the left hand side.

LOCATION

Sunny Rise is a popular cul-de-sac and 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

Covered Entrance Porch with courtesy light.

ENTRANCE HALLWAY

Double glazed and panelled front door and a double glazed frosted window to the front. Inset ceiling down-lighters, staircase to the first floor landing with an under stairs storage cupboard. Large built in Cloaks/Storage Cupboard, radiator with radiator guard.

CLOAKROOM

Frosted window with blind to the side, white suite comprising of a wall mounted corner wash hand basin and a low flush WC with a concealed cistern, wood effect flooring.

BATHROOM 5' 11" x 6' 5" (1.80m x 1.96m)

Double glazed frosted window to the rear, inset down-lighters. White suite comprising of a shower shaped panelled bath with a mixer tap with a hand held shower plus a separate shower with a large shower rose above the bath, wall mounted wash hand basin and a low flush WC, tiled surrounds.

OUTSIDE

FRONT GARDEN & DRIVEWAY

There is an area of lawn with a hedgerow border to the side. The driveway provides off road parking for up to two vehicles (depending on size) and a gate leading to a wide side access to the rear of the house.

DETACHED GARAGE - CONVERTED INTO A GYM

19' 6" x 10' 11" (5.94m x 3.32m)

A large detached room with power and light, double glazed windows to the front and rear and a door to the rear decked seating area. An impressive space which could easily be used as a 'Home Office' or Workshop if required.

REAR GARDEN

The Garden is design for easy maintenance with a large, decked seating area which extends to the side of the house providing a secure area for a Garden Shed. There is a gate and steps leading to a level 'Artificial' lawn area. The garden is enclosed with high panelled fencing to all sides. There is also a rear access gate to 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>.

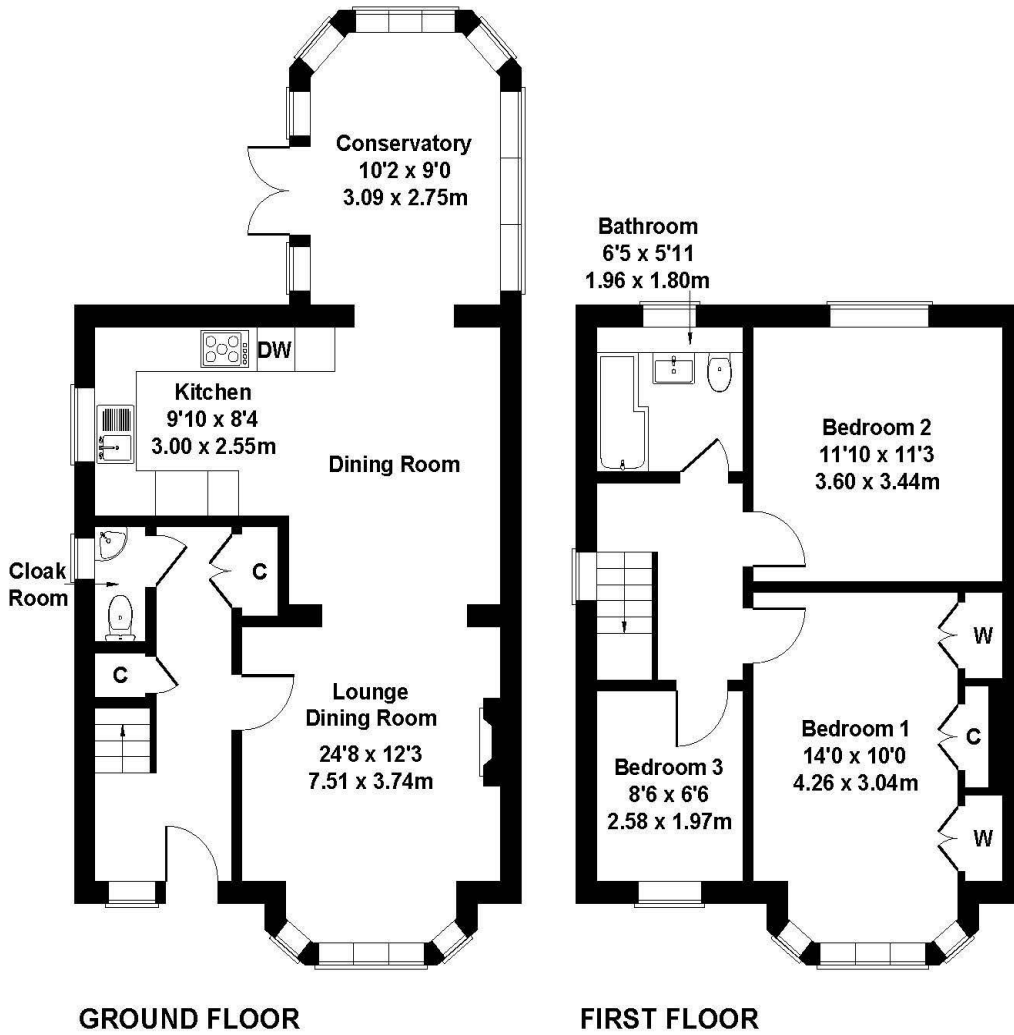
14/3/2024



FLOORPLAN

Sunny Rise

Approximate Gross Internal Area
1109 sq ft - 103 sq m



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





ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

DATA PROTECTION ACT 1998

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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