



**\*FIVE DOUBLE BEDROOMS, TWO/THREE RECEPTION ROOMS\* \*KITCHEN/BREAKFAST ROOM & UTILITY ROOM\* \*FOUR PIECE BATHROOM & EN-SUITE SHOWER ROOM\* \*DOUBLE GLAZED AND GAS CENTRAL HEATING\* \*GREAT FAMILY ACCOMMODATION\* \*EASILY MAINTAINED FRONT AND REAR GARDENS\***

**A LARGE FIVE DOUBLE BEDROOM DETACHED HOUSE with a South to South-West rear facing Garden.** Located within a popular Residential Road in semi-rural Chaldon, this family home offers versatile accommodation which could easily be adapted to create a ground floor Annex utilising the Bedroom, En-suite Shower Room and Utility Room, formerly a Kitchen. The large Lounge has a Sun Lounge with access to the Garden. There is a Double Integral Garage and driveway. **A GREAT FAMILY HOME IN A POPULAR LOCATION!**

**Chaldon Common Road, Chaldon, Surrey CR3 5DA**  
**ASKING PRICE: £950,000 FREEHOLD**



Open fireplace with a marble effect surround. Coved ceiling, TV point, two skirting radiators and a double radiator.

**SUN LOUNGE** 9' 1" x 11' 10" (2.76m x 3.61m)

Large double glazed sliding patio doors to two sides to the rear Garden Patio. Double glazed window to the side, coved ceiling and Karndean flooring.

**DINING ROOM** 11' 3" x 10' 11" (3.42m x 3.34m)

Double glazed window to the front, large serving hatch to the Kitchen/Breakfast Room, coved ceiling and radiator.

**KITCHEN/BREAKFAST ROOM** 12' 4" x 11' 0" (3.75m x 3.35m)

Double glazed window to the rear, door to an Inner Lobby and the Utility Room. Coved ceiling, range of modern wall and base units with complimentary worktops and a peninsula Breakfast Bar. There is a full complement of built-in appliances which include a BOSCH electric double oven and grill, an AEG electric induction hob, a ZANUSSI dishwasher and a MIELE fridge. One and a half bowl sink unit with a mixer tap plus a 'Hot Tap', vertical radiator and Karndean flooring throughout.

**UTILITY ROOM** 10' 11" x 6' 8" (3.33m x 2.04m)

Double glazed frosted and panelled door to the rear Garden, door to the ground floor Bedroom/Third Reception Room, large walk-in larder. Range of wall and base units to two walls with a single bowl sink unit and drainer with a mixer tap. Space and plumbig for a washing machine, wall mounted 'GLOWORM' boiler, door to the Double Garage.

**GROUND FLOOR BEDROOM FIVE/THIRD RECEPTION ROOM** 16' 0" x 13' 5" (4.87m x 4.08m) *inclusive of En-suite Shower Room*

Double aspect room with double glazed window to the rear and side, coved ceiling, telephone point, TV point and double radiator, door to:



**DIRECTIONS**

From Caterham on the Hill High Street at the mini roundabout proceed along Chaldon Road,, continue straight on at the next mini roundabout and on into Rook Lane. Turn left into Chaldon Common Road which is opposite the Surrey National Golf Course, the house is located on the right hand side opposite The Heath.

**LOCATION**

The property is within semi rural Chaldon amidst protected greenbelt countryside and close to farmland along Roffes Lane. Within a mile of the property there are local shopping facilities including a Tesco Supermarket at The Village in Caterham on the Hill. The commuter has a choice of railway stations with services into London at either Caterham, Whyteleafe or nearby Merstham.

There is also a good selection of schools in Chaldon (St Peters & St Paul's Infant & Junior school) and Caterham for all age groups in the private and public sectors.

**A GREAT LOCATION FOR TOWN AND COUNTRY LOVERS!**

**ACCOMMODATION**

**RECEPTION HALLWAY**

An inviting Hallway with a double glazed frosted window and front door, coved ceiling, return stair case to the first floor landing with an under stairs storage cupboard, telephone point, central heating thermostat and radiator.

**CLOAKROOM** 6' 3" x 5' 11" (1.90m x 1.81m)

Double glazed frosted window to the rear, coved ceiling, white suite comprising of a pedestal wash hand basin with a tiled splashback and a low flush WC, radiator.

**LOUNGE** 24' 0" x 11' 10" (7.32m x 3.61m)

Large, double-glazed window to the front aspect and a double-glazed window and door to the rear facing Sun Lounge.

**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](mailto:info@pajonespropsolutions.co.uk)  
[www.pajonespropsolutions.co.uk](http://www.pajonespropsolutions.co.uk)

## EN-SUITE SHOWER ROOM

Double glazed frosted window to the side, white suite comprising of a large corner shower cubicle with a mixer shower fitment, pedestal wash hand basin and a low flush WC, tiled walls, shaver point, heated towel rail/radiator.

## FIRST FLOOR ACCOMMODATION

### LANDING 17' 0" x 5' 11" (5.18m x 1.80m)

Double glazed window to the front, coved ceiling, built-in airing cupboard with a hot water tank and shelving, loft access via a retractable ladder, radiator.

### MASTER BEDROOM 10' 11" to wardrobes x 11' 10" (3.33m to wardrobes x 3.61m)

Double glazed window to the front, coved ceiling, TV point, wall of built-in wardrobes, double radiator.

### BEDROOM TWO 11' 0" x 11' 5" (3.36m x 3.49m)

Double glazed window to the front, coved ceiling, TV point and radiator.

### BEDROOM THREE 10' 11" x 11' 10" (3.33m x 3.61m)

Double glazed window to the rear with a view over the rear garden, coved ceiling, vanity wash hand basin to one corner of the room, double radiator.

### BEDROOM FOUR 12' 5" x 8' 11" (3.78m x 2.71m)

Double glazed window to the rear, coved ceiling and radiator.

### FAMILY BATHROOM 6' 9" x 8' 2" (2.06m x 2.48m)

Double glazed frosted window to the rear, modern suite in white comprising of a panelled bath, enclosed corner shower cubicle with an **AQUALISA** mixer shower fitment, pedestal wash hand basin with an illuminated mirror above and a low flush WC, tiled wall surrounds and double radiator.

## OUTSIDE

### DOUBLE GARAGE & DRIVEWAY 20' 9" x 17' 2" (6.32m x 5.22m)

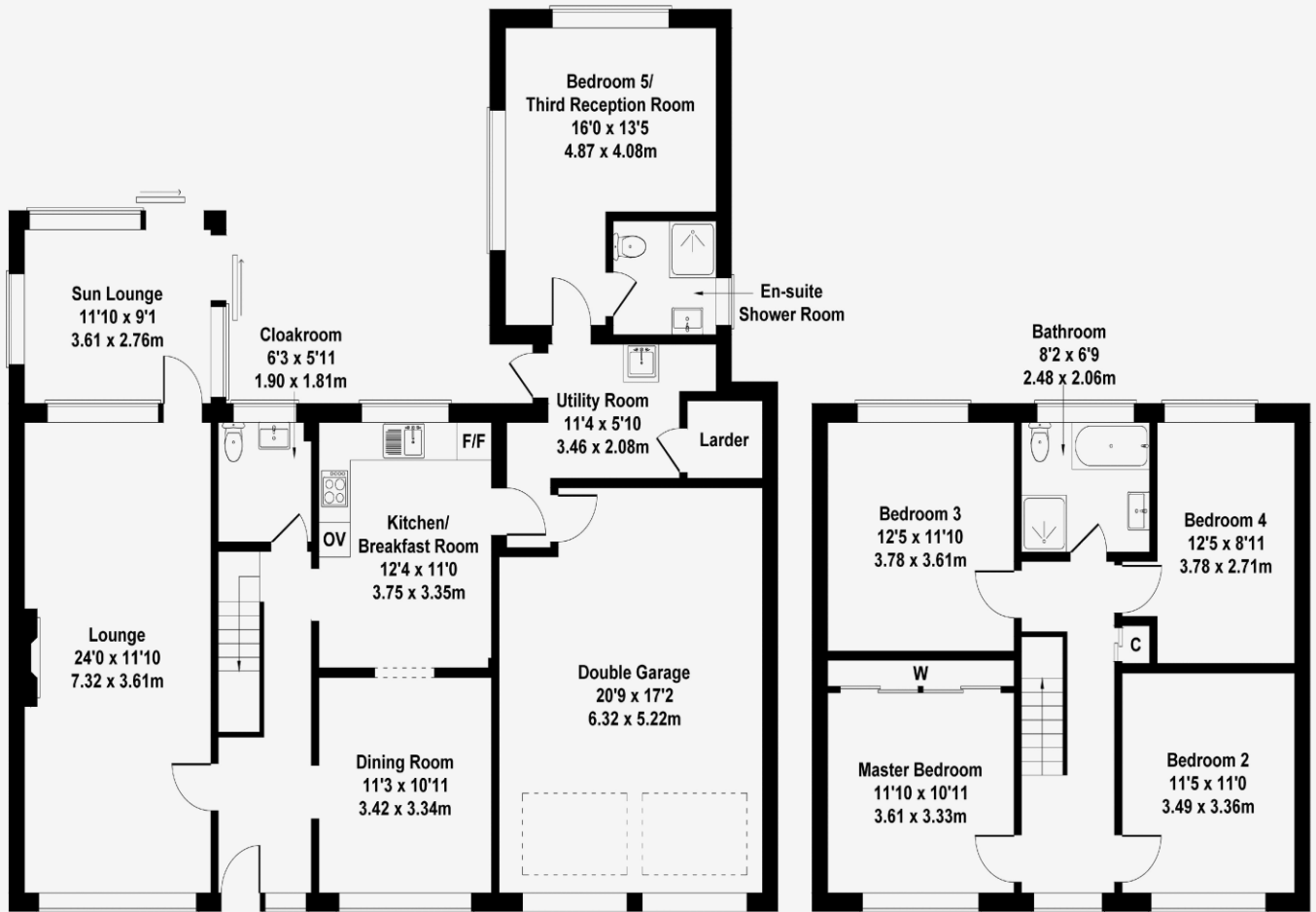
Large integral Garage with two up and over doors, power and light. Electric and gas meter plus the fuse box. The Garage has a large brick block L-shape driveway with ample off-road parking for several vehicles which includes space to turn.



## FLOORPLAN

### Chaldon Common Road

Approximate Gross Internal Area  
2260 sq ft - 210 sq m



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

### FRONT GARDEN

The front garden is mainly laid to lawn with a herbaceous border to the left hand border and mature trees providing some seclusion to the front. There is also a secure side access gate.

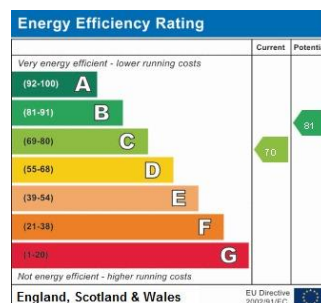
### REAR GARDENS

A large South to South West facing level rear garden with an extensive lawn with established flowerbed and herbaceous borders. To the rear of the house there is a large patio area and to the rear of the garden there is a great size Vegetable Plot with accessible paths within. To the rear of the garden there is also a Timber Summerhouse/Storage Shed.

**COUNCIL TAX:** The current Council Tax Band is 'G', 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>.

23/3/2024

### ENERGY PERFORMANCE CERTIFICATE (EPC)







**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](mailto:info@pajonespropsolutions.co.uk)  
[www.pajonespropsolutions.co.uk](http://www.pajonespropsolutions.co.uk)