



- \*THREE BEDROOM FAMILY HOME WITH BATHROOM & SHOWER ROOM \***
- \*THREE RECEPTIONS ROOMS INCLUDING A 16' 7" x 11' 9" (5.05m x 3.58m) LOUNGE\***
- \*16' 8" x 10' 8" (5.09m x 3.26m) KITCHEN/DINING ROOM\***
- \*UTILITY ROOM/THIRD RECEPTION ROOM 16' 11" x 11' 8" (5.15m x 3.55m) Maximum, irregular shaped room\***
- \*OFFICE FROM HOME - ACCOMMODATION PROVIDES POTENTIAL FOR ANNEXE \***
- \*QUIET LOCATION WITHIN A CUL-DE-SAC\***

**A THREE BEDROOM SEMI DETACHED HOUSE with THREE RECEPTION ROOMS** and a modern Shower Room and a first floor Bathroom. On the ground floor there is also a useful room (currently a Playroom) off the Utility Room/ possible Bedroom/Annexe which could easily be used as an Office from Home. There is a large Kitchen/Dining Room and a great size Lounge and on the first floor three bright and spacious Bedrooms. Outside the rear Garden has a Decked Seating area, large patio and an easy maintenance Garden.

The Driveway has space to park several vehicles and a useful Storage Garage.

**AN INTERNAL VIEWING IS HIGHLY RECOMMENDED!**

**Cromwell Grove, Caterham on the Hill, Surrey CR3 5JH**

**GUIDE PRICE: £530,000 to £550,000 FREEHOLD**



### **DIRECTIONS**

From Caterham on the Hill High Street proceed straight over the roundabout into Townend, at the staggered junction turn left into Banstead Road, Cromwell Road is the last turning on the right-hand side, towards the end of the road turn left into Cromwell Grove, bear left and the house is at the end of the cul-de-sac.

### **LOCATION**

The property is within half a mile of local shopping facilities which includes a Tesco Supermarket at The Village along Coulsdon Road. At the end of Cromwell Road there is access onto Coulsdon Common with far reaching walks through woodland and open spaces, so ideal for dog walkers!

The commuter has a choice of railway stations at Caterham and Whyteleafe with services into Croydon and Central London. A bus service also can be found on nearby Coulsdon Road with services into Caterham, Coulsdon and Croydon. The area has a good selection of Nursery, Infant & Junior Schools as well as De Stafford Secondary School in Burntwood Lane, Caterham.

Caterham also has a Sports Centre located at De Stafford School with an Indoor Pool and a Health Club in The Village with pool and Gymnasium. The area is bordered with greenbelt countryside towards Chaldon and a choice of two nearby Golf Courses at Old Coulsdon and Chaldon.

### **ACCOMMODATION**

#### **ENTRANCE PORCH**

Fully enclosed Entrance Porch with a double glazed window to the front and secure front door. Useful cloaks cupboard, door to:

#### **LOUNGE 16' 7" x 11' 9" (5.05m x 3.58m)**

A bright room with a large, double-glazed window to the front, staircase to the first floor Landing, fireplace with an inset gas effect coal fire, TV point and double radiator, wood effect flooring. Double doors to:

#### **KITCHEN/DINING ROOM 16' 8" x 10' 8" (5.09m x 3.26m)**

Double glazed sliding patio doors to the rear Garden, coved ceiling, wood effect flooring and double radiator. In the Kitchen area there is a further double-glazed window to the rear and a double glazed door to a raised patio. The Kitchen has a range of wall and base units with matching worktops incorporating a useful Breakfast Bar and sunken sink unit with a mixer tap. Built in AEG electric oven and grill with a four-ring gas hob with a retractable extractor fan above, built in eye level microwave and a built in dishwasher, double radiator.

#### **UTILITY ROOM/THIRD RECEPTION ROOM 16' 11" x 11' 8" (5.15m x 3.55m) Maximum, irregular shaped room.**

Double glazed sliding patio doors to the rear raised patio, base unit with a worktop and one wall unit, space and plumbing for a washing machine. Wood effect flooring, double radiator, separate doors to an En-suite Shower Room and Playroom/Study/Home Office.

#### **SHOWER ROOM**

Double glazed frosted window to the rear, modern white suite comprising of a large shower cubicle with a mixer shower fitment, vanity wash hand basin and a low flush WC. Wall mounted heated towel rail/radiator, tiled walls and flooring,

#### **HOME OFFICE 10' 7" x 7' 4" (3.22m x 2.24m)**

Double glazed window to the rear, inset down lighters to the ceiling, wall mounted electric timed heater.

### **FIRST FLOOR ACCOMMODATION**

#### **LANDING 9' 9" x 6' 8" (2.96m x 2.03m)**

Double glazed window to the side, built in airing cupboard/storage, access to the loft which houses the gas fired central heating boiler.





**BEDROOM ONE** 11' 11" x 9' 9" (3.64m x 2.96m)  
Double glazed window to the front, built in mirror fronted sliding door double wardrobe, double radiator.

**BEDROOM TWO** 10' 3" x 9' 8" (3.12m x 2.95m)  
Double glazed window to the rear, double radiator.

**BEDROOM THREE** 8' 4" x 6' 8" (2.54m x 2.03m)  
Double glazed window to the front, built in single wardrobe, double radiator.

**BATHROOM** 5' 9" x 6' 7" (1.75m x 2.00m)  
Double glazed frosted window to the rear, modern white suite comprising of a tiled panelled bath with a mixer tap shower attachment, vanity wash hand basin and a low flush WC. Coved ceiling, tiled surrounds, extractor fan and a wall mounted heated towel rail/radiator.

## OUTSIDE

**STORAGE GARAGE & DRIVEWAY** 5' 9" x 8' 3" (1.76m x 2.51m)  
A useful storage room with an up and over door, power and light, electric meter and fuse box. The driveway provides off road parking for several vehicles.

**REAR GARDEN**  
The rear Garden has two large seating areas, a raised patio and a decked seating area accessed from the t/Dining Room. Within the garden there is also a Garden Shed and a built in Storage unit. The remainder of the garden is mainly laid to lawn with some flowerbed borders.

**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-2024-2025>

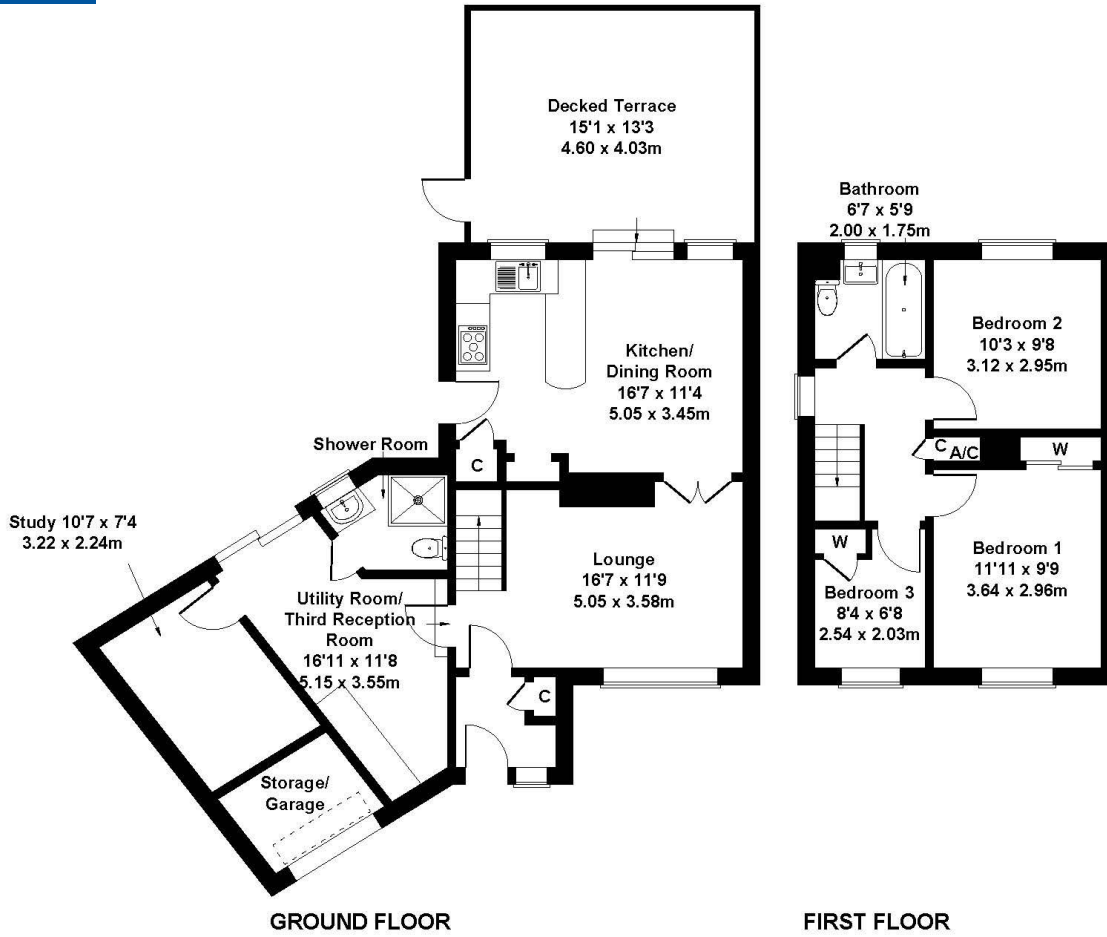
**11/4/2024**



# Cromwell Grove

Approximate Gross Internal Area  
1109 sq ft - 103 sq m

## FLOORPLAN



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







## ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC

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