



**\*EDWARDIAN BUILT THREE BEDROOM FAMILY HOME\* \*TWO RECEPTION ROOMS\*  
 \*KITCHEN & UTILITY/BREAKFAST AREA\* \*GREAT POTENTIAL TO EXTEND INTO THE LOFT AND REAR (STPP)\*  
 \*NEWLY FITTED FRONT DOOR (FEB 2024) AND DOUBLE GLAZED WINDOWS (OCT 2021) WITH PLANTATION SHUTTERS (MAY 2022)\* \*LEVEL ENCLOSED REAR GARDEN, VIEWS ONTO WESTWAY COMMON\***

**AN EDWARDIAN BUILT THREE BEDROOM HOUSE CONVENIENTLY LOCATED and offering great size rooms with high ceilings. The house has quality double glazed 'Period Style' sash windows to the front as well as attractive fitted 'Plantation Shutters' to all Bedrooms and the Lounge. In our opinion, there is great **POTENTIAL TO EXTEND** to the rear and within the Loft Space to create a larger Kitchen and two further Bedrooms, subject to Planning Permission. Outside there is a level Rear Garden with rear pedestrian access.  
**A CHARACTER FAMILY HOME OFFERING NO ONWARD HOUSE CHAIN!****

**Chaldon Road, Caterham, Surrey CR3 5PG**  
**ASKING PRICE: £450,000 FREEHOLD**



### DIRECTIONS

From Caterham on the Hill High Street, turn left at the roundabout into Chaldon Road, the house is on the left handside just passed Park Road.

### LOCATION

The house is located in a residential road of mainly Victorian built houses and within 300 yards of local shops on the Chaldon Road in both directions. This area of Caterham has many benefits for family living, within half a mile there is a Tesco Supermarket at The Village along Coulsdon Road.

The area has a good selection of schools ranging from Nursery to Infant and Junior as well as De Stafford Secondary school in Burntwood Lane, where there is also a Sports Centre. Caterham Valley has a wider range of shops including two supermarkets, Caterham Railway Station, restaurants and pubs.

The car commuter can benefit from the close proximity of the M25 at Godstone which is approximately three miles away.

Wide open spaces for walking in woodland and greenbelt countryside can be found in the adjacent village of Chaldon and the North Downs. There is also a fine Golf Course within half a mile of the house in Rook Lane, Chaldon.

### **A CONVENIENT LOCATION FOR BOTH THE TOWN AND COUNTRYSIDE**

### ACCOMMODATION

#### ENTRANCE HALLWAY

Recently installed panelled and double-glazed front door, sunken doormat. L-Shaped hallway with a staircase to the first floor and an understairs cupboard housing the gas meter, electric meter and fusebox.

#### LOUNGE 13' 6" into bay x 12' 8" (4.12m x 3.85m)

Double glazed sash bay window with 'Plantation' fitted shutters, feature fireplace with fitted base storage cupboards to either side, coved ceiling, TV point, double radiator.

#### DINING ROOM 11' 4" x 10' 8" (3.45m x 3.24m)

Double glazed door leading to the rear garden, picture rail surround, double radiator, currently used as a playroom.

#### KITCHEN 12' 2" x 7' 9" (3.70m x 2.35m)

Large double glazed window to the side aspect, range of white wall and base units with matching worktops, space for a fridge freezer, cooker (gas point) Space and plumbing for a washing machine and a dishwasher. Wall mounted 'Glowmorm' gas fired combination boiler housed in cupboard with remote control, single bowl stainless steel sink unit with a mixer tap, arch to;

#### UTILITY ROOM 6' 7" x 8' 2" (2.01m x 2.48m)

Double glazed window to the rear garden with a breakfast bar below, double glazed door to the garden, space for a further appliance, door to;

#### CLOAKROOM

Frosted windows to the rear and side, low flush W.C.

### FIRST FLOOR ACCOMMODATION

#### LANDING

Split level landing with access to a part boarded loft via a retractable ladder.

#### BEDROOM ONE 13' 6" into bay x 13' 6" (4.12m x 4.12m)

Double glazed bay sash window to the front with fitted 'Plantation shutters, two built in double wardrobes to either side of the chimney breast, built in dressing table unit, double radiator.



**BEDROOM TWO** 11' 3" x 10' 9" (3.44m x 3.28m)

Double glazed window to the rear with fitted 'Plantation' shutters, radiator.

**BEDROOM THREE** 5' 8" x 7' 8" (1.73m x 2.33m)

Double glazed window to the rear with fitted 'Plantation' shutters, radiator.

**BATHROOM** 6' 5" x 4' 9" (1.96m x 1.46m)

Frosted window to the side, white suite comprising of a tiled panelled bath with mixer tap shower attachment, pedestal wash hand basin, low flush W.C. Wall mounted mirrored vanity cupboard, tiled wall surrounds.

**OUTSIDE**

**FRONT GARDEN**

Path to front door, lawn area with flowerbed borders and a low wall to front.

**REAR GARDEN**

Level enclosed garden with panelled fencing, a path leads to the rear of the garden to a garden shed and rear access gate. The remaining garden is laid to lawn with flowerbeds on either side.

**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-2024-2025>.

25/4/2024

**ENERGY PERFORMANCE CERTIFICATE (EPC)**

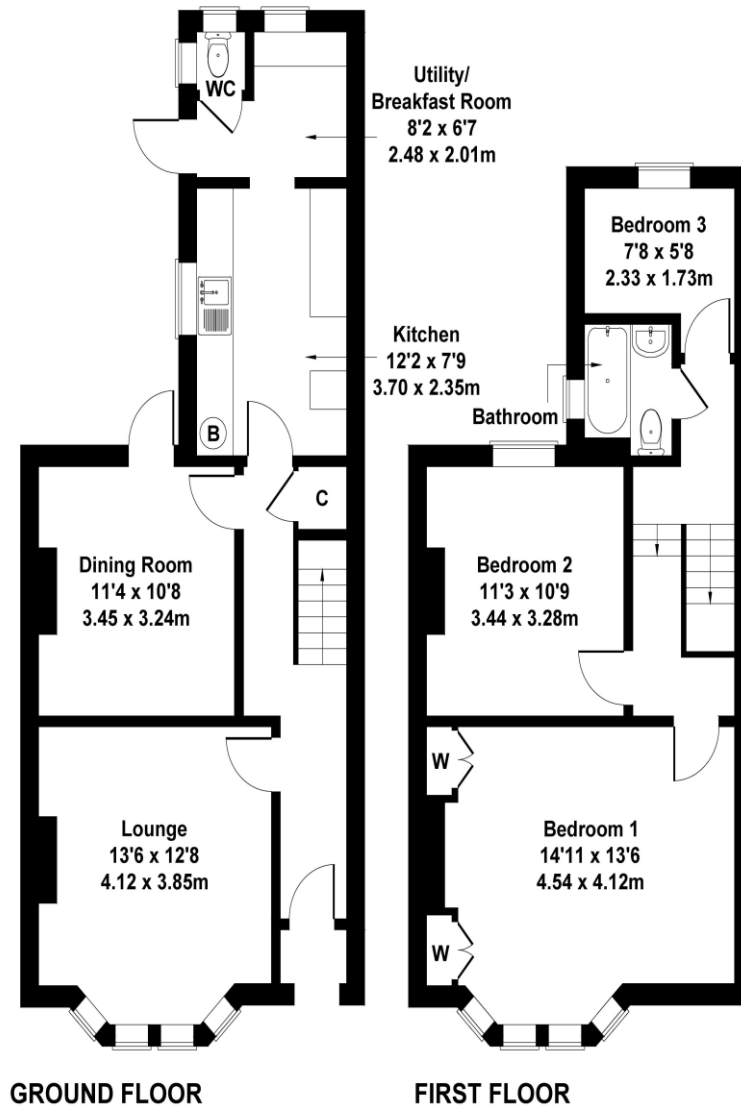
**Ordered 25/4/2024**



# FLOORPLAN

## Chaldon Road, Caterham

Approximate Gross Internal Area  
1076 sq ft - 100 sq m



GROUND FLOOR

FIRST FLOOR

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





#### DATA PROTECTION ACT 1998

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