



THREE BEDROOM HOUSE WITH TWO RECEPTION ROOMS

12' 1" x 11' 5" (3.69m x 3.49m) LOUNGE, 12' 1" x 10' 11" (3.68m x 3.34m) DINING ROOM

KITCHEN & UTILITY ROOM* *ADDITIONAL SUN LOUNGE 9' 1" x 9' 1" (2.78m x 2.78m)* *SECLUDED LEVEL REAR GARDEN* *DRIVEWAY WITH OFF ROAD PARKING, NO ONWARD HOUSE CHAIN!

A 1930's BUILT THREE BEDROOM HOUSE with two Reception Rooms, a Sun Lounge plus a Kitchen and Utility. Outside there is a secluded level rear Garden and patio as well as Driveway with ample parking for up to three vehicles. In our opinion, the house has potential to extend to the rear and into the loft, subject to planning permission. A convenient location within a mile of local shops, schools, and bus routes into Caterham and Coulsdon. **A GREAT FAMILY HOME, NO ONWARD HOUSE CHAIN!**

Eldon Road, Caterham on the Hill, Surrey CR3 5JR
ASKING PRICE: £450,000 FREEHOLD



LOUNGE 12' 1" x 11' 5" (3.69m x 3.49m)

Double glazed window to front, coved ceiling, picture rail and dado rail surround, feature fireplace, double radiator.

DINING ROOM 12' 1" x 10' 11" (3.68m x 3.34m)

Double glazed sliding patio door to the sun lounge, feature fireplace, coved ceiling, picture rail and dado rail surround, double radiator.

SUN LOUNGE 9' 1" x 9' 1" (2.78m x 2.78m)

Double glazed sliding patio door to the garden. windows to the side, power and light, double radiator. Door to:- Downstairs WC: Low flush Saniflow WC, light.

KITCHEN 12' 0" x 5' 10" (3.65m x 1.77m)

Double glazed window and door to utility room and door to dining room. White wall and base units with worktops, tiles surrounds, one and a half bowl stainless steel sink unit with mixer tap. Built in electric oven and grill, 4 ring gas hob with extractor fan above, Worcester combination boiler within a wall cupboard.

UTILITY ROOM 9' 4" x 6' 7" (2.84m x 2.01m)

'L' shaped. Clear glass windows to side and rear, sliding patio door to rear, plumbing and space for a washing machine, wall mounted heater, power and light.

FIRST FLOOR ACCOMMODATION

LANDING

Built in cupboards, access to the loft via a retractable ladder, coved ceiling and picture rail surround.

BEDROOM 1 10' 10" x 10' 6" (3.29m x 3.20m) (max. into wardrobes)

Double glazed window to the front, three x built in double wardrobes, coved ceiling, picture rail surround, radiator.



DIRECTIONS

From the High Street in Caterham on the Hill proceed straight on into Town End and turn left into Banstead Road, take the third turning on the right-hand side into Eldon Road and immediately right again into Eldon Road, the property is on the right-hand side.

LOCATION

The house is located within a mile of Caterham on the Hill High Street where there is a good selection of local shops including several grocery stores, a butcher, 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 and Upper Warlingham (ZONE 6) 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 on the Hill and Caterham Valley.

A GREAT AREA TO LIVE CLOSE TO TOWN AND COUNTRYSIDE.

ACCOMMODATION

ENTRANCE PORCH

Double glazed frosted front door, frosted window to the front, courtesy light.

ENTRANCE HALL

Double glazed frosted front door and frosted glazed window to front, cupboard with electric meter and fusebox, return staircase to the first floor with an understairs cupboard with gas meter, double radiator.

BEDROOM 2 10' 11" x 8' 7" (3.33m x 2.62m) plus door recess

Double glazed window to rear, built in airing cupboard, coved ceiling, picture rail surround, radiator.

BEDROOM 3 8' 7" x 5' 11" (2.62m x 1.81m)

Double glazed window to front, coved ceiling, picture rail surround, radiator.

BATHROOM 5' 11" x 6' 11" (1.8m x 2.1m)

Double glazed frosted window to rear, coloured suite comprising of a panelled bath with a mixer tap shower attachment, pedestal wash hand basin and enclosed shower cubicle with an electric Triton shower fitment and a low flush WC. Large fitted wall mounted mirror with vanity cupboard, radiator.

OUTSIDE

FRONT GARDEN & DRIVEWAY

Crazy paved driveway with parking for up to three vehicles. Large acer tree with herbaceous surrounds, secure side access to the rear garden.

REAR GARDEN

Lever rear garden with a patio and path to the rear of the garden. Level lawn area with flowerbed borders. A timber shed and a summer house to remain.

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>.

29/4/2024

ENERGY PERFORMANCE CERTIFICATE (EPC)

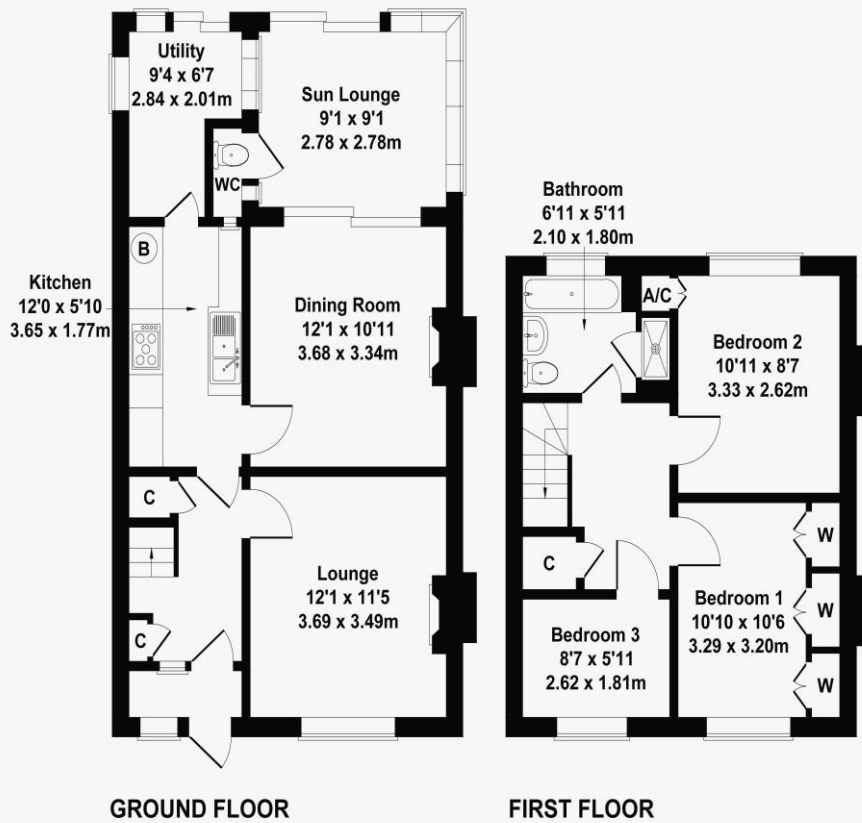
Ordered 29/4/2024



FLOORPLAN

Eldon Road

Approximate Gross Internal Area
1044 sq ft - 97 sq m



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



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