



***FOUR DOUBLE BEDROOMS, EN-SUITE DRESSING ROOM AND SHOWER ROOM* *22' 5" x 11' 3" (6.84m x 3.42m)**
LIVING ROOM* *STUNNING KITCHEN/DINING ROOM 19' 0" x 9' 1" (5.78m x 2.78m)*
FIRST FLOOR WITH THREE DOUBLE BEDROOMS & FAMILY BATHROOM* *LANDSCAPED ENCLOSED REAR GARDEN* *CONVENIENT LOCATION FOR LOCAL SHOPS, SCHOOLS AND AMENITIES

A FOUR DOUBLE BEDROOM HOUSE WITH EN-SUITE AND FAMILY BATHROOM. On the ground floor there is a large Living Room and modern Kitchen/Dining Room with access to the Garden. The main Bedroom is on the top floor and has a great size Dressing Room with access to an En-suite Shower Room. The remaining three **DOUBLE BEDROOMS** are on the first floor with a four-piece Bathroom. There is a secluded enclosed rear Garden with rear access, patio and lawn area.

A DECEPTIVELY LARGE FAMILY HOME MODERNISED THROUGHOUT, A VIEWING IS RECOMMENDED!

Foxon Lane, Caterham, Surrey CR3 5SG
Asking Price: 'Guide Price' £500,000 to £515,000 Freehold



KITCHEN/DINING ROOM 19' 0" x 9' 1" (5.78m x 2.78m)

An impressive room with a double-glazed window and door to the side and a set of double glazed french doors to the enclosed rear Garden. Inset spotlights to the ceiling to the whole length of the room. Range of modern 'Howden' built in wall and base units with 'Quartz' worktops and splashbacks, white ceramic sink with a 'Kettle Tap' mixer fitment. Pull-out vertical larder/storage, built in electric oven and grill with a four-ring gas hob and extractor fan above, space and plumbing for a washing machine and dishwasher. Wall mounted Vaillant gas fired boiler within a wall cupboard, large recess for an 'American' style Fridge/Freezer. Herringbone wood effect vinyl sealed flooring with underfloor heating.

FIRST FLOOR ACCOMMODATION

LANDING

Split level Landing with a return staircase to Bedroom One.

BEDROOM TWO 11' 0" x 14' 1" (3.35m x 4.30m)

Two double glazed windows to the front, coved ceiling and two double radiators.

BEDROOM THREE 11' 0" x 8' 9" (3.35m x 2.67m)

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

BEDROOM FOUR 10' 7" plus door recess x 9' 1" (3.22m plus door recess x 2.78m)

Double glazed windows to the rear and side, double radiator.

BATHROOM 8' 2" x 5' 5" (2.50m x 1.65m)

Double glazed frosted window to the side, modern white suite with tiled surrounds comprising of a large panelled bath with a mixer tap and hand held shower attachment, shower cubicle with a 'MIRA' electric shower fitment, vanity wash hand basin with a mirror above and a low flush WC, heated towel rail.



DIRECTIONS

From the High Street in Caterham on the Hill, proceed straight over the roundabout into Town End, at the staggered junction turn left into Banstead Road and then first right into Foxon Lane, the house is on the right-hand side.

LOCATION

The house is located within half 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 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 Valley.

**A GREAT AREA TO LIVE
CLOSE TO TOWN AND COUNTRYSIDE.**

ACCOMMODATION

ENTRANCE HALLWAY

Double glazed and part panelled front door, door to Living Room, staircase to the first floor landing, electric meter and fuse box.

LIVING ROOM 22' 5" x 11' 3" (6.84m x 3.42m)

Double glazed windows to the front and rear aspects, coved ceiling with two central light points, access to the under stairs cupboard. Herringbone style wood effect vinyl sealed flooring, two double radiators, door to:

SECOND FLOOR

Inset spotlights to ceiling on the stairs.

BEDROOM ONE 16' 3" x 9' 2" extending to 12' 2" (4.96m x 2.80m extending to 3.71m)

Two double glazed skylight windows to the front and a double glazed window to the rear, inset spotlights to the ceiling. Access to a useful eaves cupboard to the front, double radiator, two steps lead to:

EN-SUITE DRESSING ROOM 8' 8" x 6' 8" (2.63m x 2.04m) L'shaped

An l'shaped room with ample space for wardrobes, inset spotlighting, power points, door to:

EN-SUITE SHOWER ROOM

Double glazed window to the rear. Modern white suite comprising of an enclosed shower cubicle with a mixer shower fitment, wash hand basin with a tiled splash back and a low flush WC, heated towel rail radiator.

OUTSIDE

REAR GARDEN

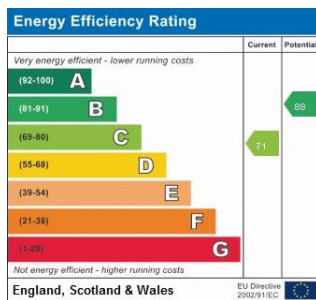
Enclosed rear Garden with panelled fencing to all sides. There is a gate to a rear access path. The Garden has a paved patio and a path leading to a Garden Shed and rear access. The remainder of the Garden is laid to lawn.

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>

28/5/2024

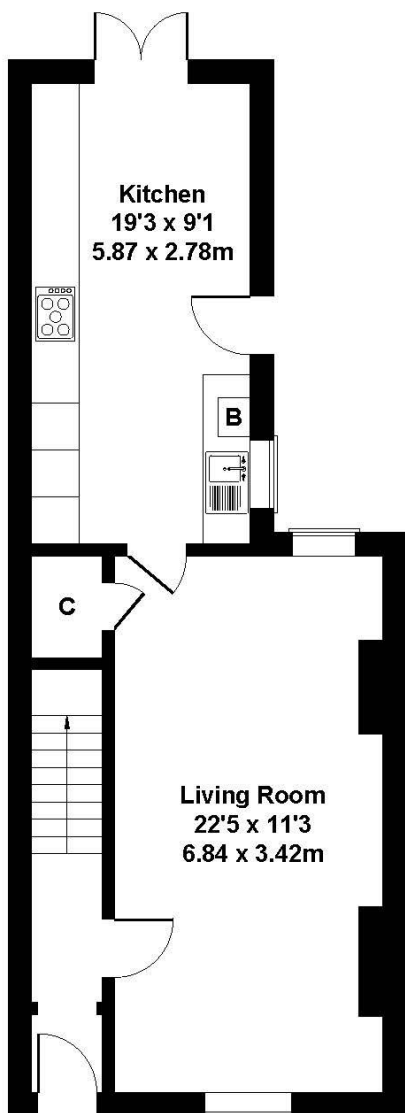
ENERGY PERFORMANCE CERTIFICATE (EPC)



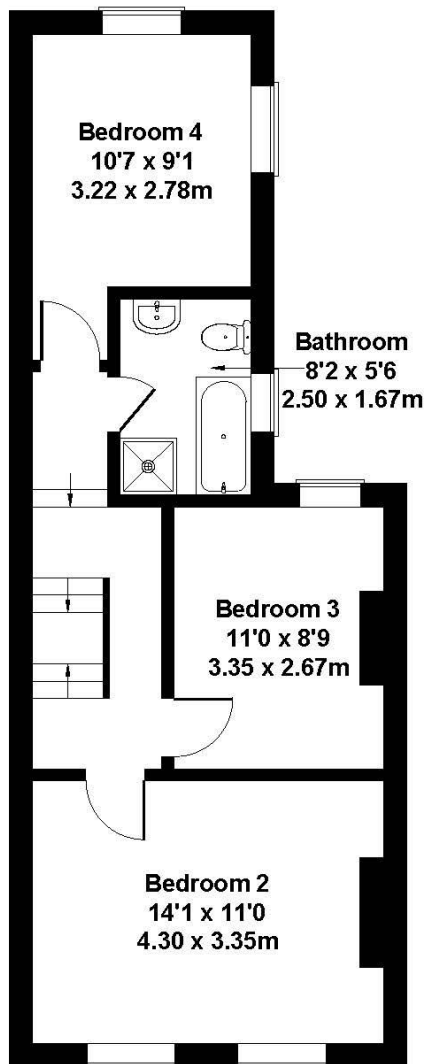
FLOORPLAN

Foxon Lane, Caterham

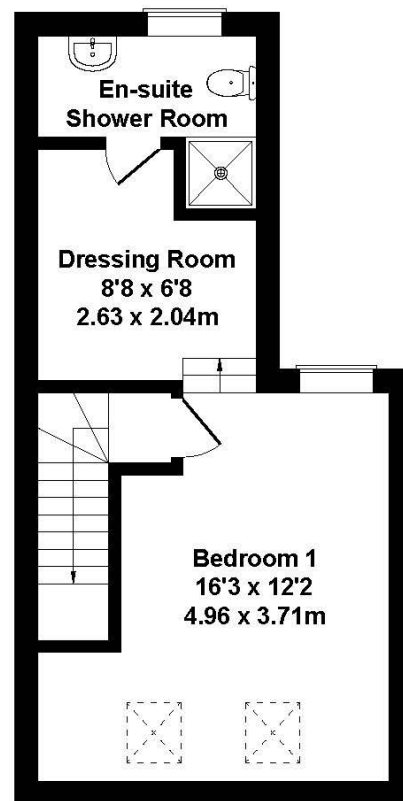
Approximate Gross Internal Area
1302 sq ft - 121 sq m



GROUND FLOOR

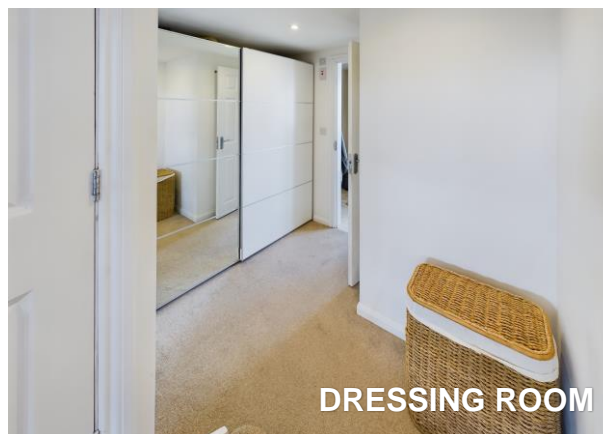
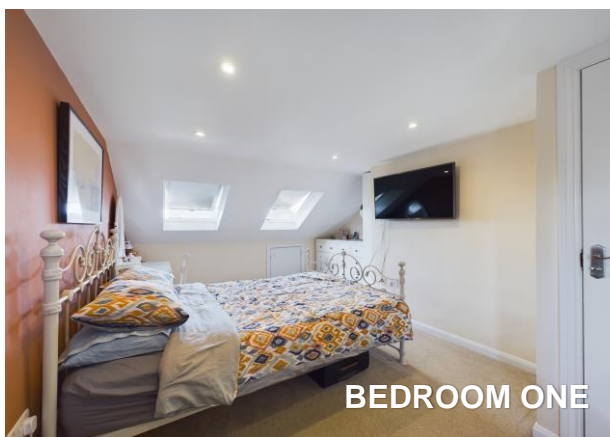


FIRST FLOOR



SECOND FLOOR

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





EN-SUITE SHOWER ROOM



BEDROOM TWO



BEDROOM TWO



BEDROOM THREE



BEDROOM FOUR



BATHROOM



DATA PROTECTION ACT 1998

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