



A 1930'S BUILT THREE BEDROOM HOUSE WITH OFF ROAD PARKING FOR TWO VEHICLES

13' 7" x 11' 1" (4.13m x 3.37m) LOUNGE

12' 5" x 10' 7" (3.78m x 3.22m) DINING ROOM, OPEN PLANNED TO KITCHEN

BEDROOM ONE WITH FITTED WARDROBES* *GAS CENTRAL HEATING, MAINLY DOUBLE GLAZED

SECLUDED REAR WEST FACING GARDEN

A 1930'S THREE BEDROOM FAMILY HOME with a Lounge and Dining Room which is open plan to the Kitchen. Outside there is a good size rear Garden and a Driveway to the front with off road parking for two vehicles. The house is located within easy reach of local shops including a Tesco Supermarket at The Village in Caterham on the Hill. The property has potential to extend to the rear or within the loft space, subject to planning permission. At the end of the Garden there is space to erect a Garage/Summerhouse (subject to planning permission) as there is a rear access shared driveway. **A GREAT FIRST HOUSE PURCHASE, VIEWING RECOMMENDED!**

Banstead Road, Caterham, Surrey CR3 5QL
ASKING PRICE: £437,750 FREEHOLD



LOUNGE 13' 7" x 11' 1" (4.13m x 3.37m)

Large double-glazed window to front, picture rail, recess in chimney breast with gas flame effect fire, double radiator, TV point.

DINING ROOM 12' 5" x 10' 7" (3.78m x 3.22m)

Double glazed sliding patio door to the rear patio, herringbone design wood flooring, shelving and wall mounted cabinet to either side of the chimney breast, picture rail surround, double radiator. Open plan to:

KITCHEN 8' 11" x 6' 2" (2.71m x 1.87m)

Open plan from Dining Room: Double glazed window to rear, range of wall and base units with matching worktops and splashbacks, one and a half bowl stainless steel sink unit with a mixer tap and cupboard under, built-in slim line dishwasher, space and plumbing for washing machine, space for under counter fridge, hatch to hallway, wall mounted Worcester gas central heating boiler.

FIRST FLOOR ACCOMODATION - LANDING

Access to mainly boarded loft space via a retractable loft ladder, picture rail surround

BEDROOM ONE 12' 6" x 11' 1" (3.8m x 3.37m)

Double glazed window to rear, built in sliding door double wardrobe which includes the hot water tank, corner dressing table unit and drawers, radiator.

BEDROOM TWO 10' 6" x 11' 1" (3.2m x 3.37m)

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

BEDROOM THREE 7' 5" x 5' 8" (2.26m x 1.73m)

Double glazed window to front, radiator.

BATHROOM

Double glazed frosted window to rear, modern white suite comprising panelled bath with a mixer tap and separate 'Aqualisa' shower fitment and fitted shower screen, pedestal wash hand basin, low flush WC. Wall mounted illuminated mirror with shaver socket



DIRECTIONS

From Caterham on the Hill High Street proceed straight over at the roundabout into Town End, take the next left into Banstead Road, the house is on the left handside just before the turning to Eldon Road which is on the right.

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 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

PORCH

Enclosed entrance porch, cupboard with gas meter, frosted window to front.

HALLWAY 14' 1" x 5' 8" (4.29m x 1.73m)

Single glazed window to front and panelled/glazed front door, picture rail surround, herringbone design wood flooring, radiator. Staircase to first floor landing, under stairs cupboard with electric meter, fuse box and water stopcock.

and demister function, heated ladder towel rail and timed extractor fan, wood effect flooring.

OUTSIDE

OWN DRIVEWAY

To the front of the house there is a double width driveway with ample space to park two vehicles off the road.

REAR GARDEN

The Garden is predominately west facing and has a secluded patio with steps to the garden at the rear of the house. There is an extensive lawn area with some herbaceous plants including an established Rhododendrum bush on the left handside and a path leading to the remainder of the garden.

The garden has panelled fencing to both sides. At the end of the garden there is an access road which can provide rear vehicle access to the garden if required with space for a garage/hard standing or a Summerhouse/Home Office, subject to planning permission.

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> 3/6/2024



ENERGY PERFORMANCE CERTIFICATE (EPC)

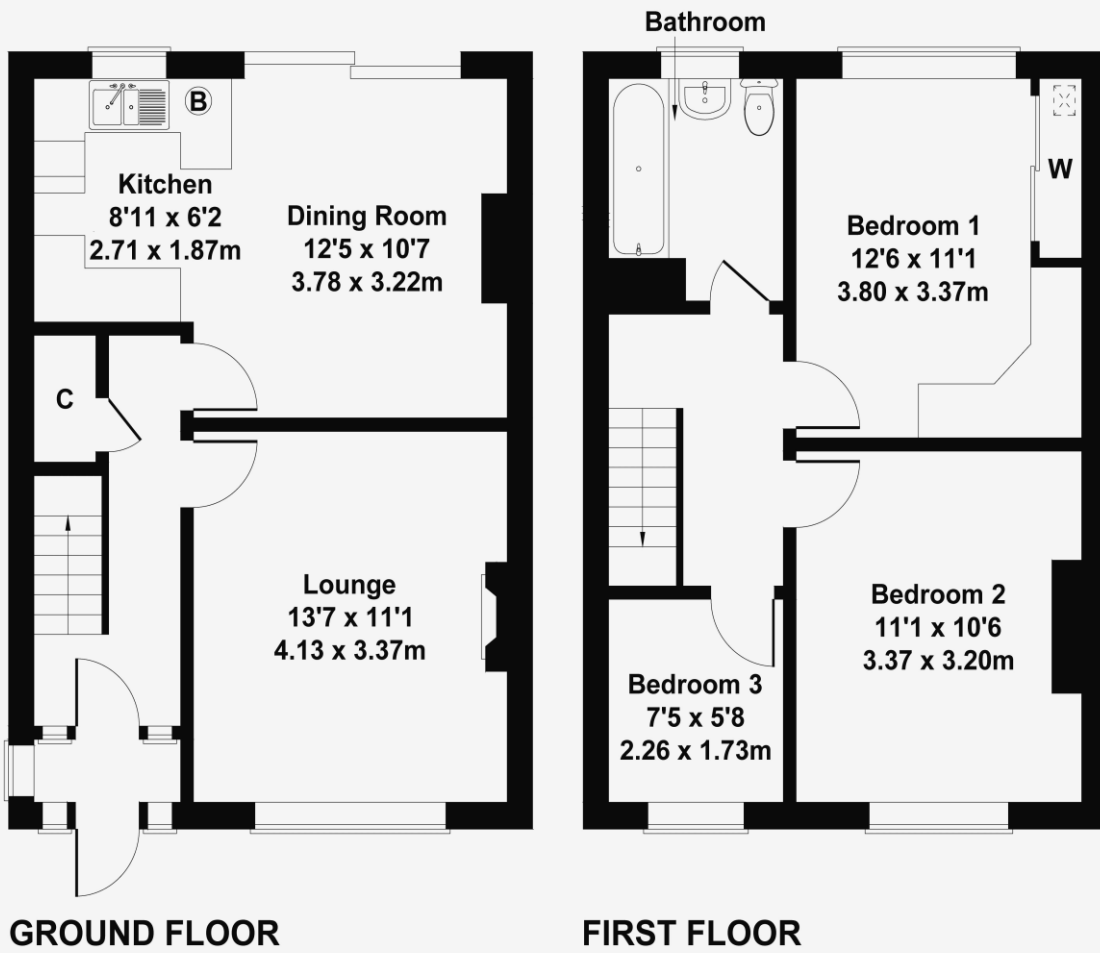
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



FLOORPLAN

Banstead Road

Approximate Gross Internal Area
969 sq ft - 90 sq m



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





=[

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
www.pajonespropsolutions.co.uk