



**\*FOUR BEDROOM FAMILY HOME WITH A SHOWER ROOM & BATHROOM\* \*13' 10" into bay x 12' 10" (4.22m into bay x 3.91m) LOUNGE\* \*10' 9" x 19' 2" (3.28m x 5.84m) KITCHEN/DINING ROOM\* \*GROUND FLOOR BEDROOM FOUR / STUDY\* \*LARGE PATIO AND SECLUDED REAR GARDEN\* \*NO ONWARD CHAIN!\***

**A VERSATILE AND DECEPTIVELY LARGE FOUR BEDROOM FAMILY HOME** located within a mile of local shops, schools and transport links. The house has a separate Lounge, a large open plan Kitchen/dining Room, separate Utility Room and a ground floor Bedroom and modern Shower Room. On the first floor there are three large Bedrooms and a modern Family Bathroom. Outside there is a secluded sunny rear Garden.

**THIS IS A GREAT SIZE FAMILY HOME, NO ONWARD CHAIN!**

**Milton Road, Caterham on the Hill, Surrey CR3 5JD**  
**ASKING PRICE: £495,000 FREEHOLD**



**Kitchen/Dining Room** 10' 9" x 19' 2" (3.28m x 5.84m)

Double glazed window to rear, double glazed French doors to rear patio, inset spots to ceiling, built in shelved larder, range of wall and base units and worktops incorporating a single bowl stainless steel sink unit with mixer tap and cupboard under, 4 ring Bosch gas hob and electric oven/grill below, large breakfast bar area. Wall mounted gas fired central heating combi boiler. Wood effect floor. Door To:

**Utility Room** 6' 11" x 4' 5" (2.10m x 1.35m)

Plumbing for washing machine and space for tumble dryer. Wood effect floor and extractor fan. High vaulted ceiling. Doors to Bedroom 4 and Shower Room:

**Shower Room** 6' 11" x 5' 3" (2.10m x 1.59m)

Double glazed frosted window to rear, modern suite comprising of a corner shower cubicle with a mixer shower fitment, wash hand basin and low flush WC, tiled surrounds, tiled flooring and extractor fan. Inset spotlights to the high vaulted ceiling, radiator and wood effect flooring.

**Bedroom Four / Study** 10' 1" x 7' 0" (3.07m x 2.13m)

Double glazed window to front, high vaulted ceiling, radiator, wood effect flooring.

**FIRST FLOOR ACCOMMODATION**

**Landing** 8' 2" x 7' 2" (2.5m x 2.19m)

Double Glazed window to front, access to the loft.

**Bedroom One** 11' 7" x 10' 7" (3.53m x 3.22m)

Double glazed window to rear, radiator.

**Bedroom Two** 11' 4" x 10' 9" (3.45m x 3.27m)

Double glazed window to front, radiator.

**Bedroom Three** 8' 4" x 8' 2" (2.55m x 2.48m)

Double glazed to front, built in wardrobe/cupboard, radiator.



**Directions**

From the High Street in Caterham on the Hill, proceed straight on at the mini roundabout into Town End, at the staggered junction turn left into Banstead Road and then the fourth right turning into Milton Road, the house is on the left 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  
TO TOWN AND COUNTRYSIDE.**

**ACCOMMODATION**

**Entrance Hallway** 12' 3" x 5' 11" (3.74m x 1.80m)

Double glazed window to side, part panelled and double glazed front door, return staircase to first floor, understairs cupboard with electric meter and fuse box, radiator, wood effect flooring.

**Lounge** 13' 10" into bay x 12' 10" (4.22m into bay x 3.91m)

Double glazed bay window to front, coved ceiling, TV point, wood effect floor, double radiator.

### Bathroom 7' 1" x 5' 4" (2.16m x 1.62m)

Double glazed frosted window to the rear aspect, tiled walls and floor, modern white suite with panelled bath with mixer tap and separate shower fitment and shower screen, wash hand basin and low flush WC. Heated towel rail, inset spotlights to the ceiling and extractor fan.

### OUTSIDE

#### Front Garden

The front garden has a path and steps to the front door and side access gate. There is a lawn area with some flower and herbaceous borders.

#### Rear Garden

To the rear of the house there is a wide patio area with secure side access, a set of steps leads up to a lawn area leading to a further patio area and the remainder of the garden. In our opinion, there is ample space for a large timber shed/Summerhouse if required.

#### 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>.

19/6/2024



### ENERGY PERFORMANCE CERTIFICATE (EPC)

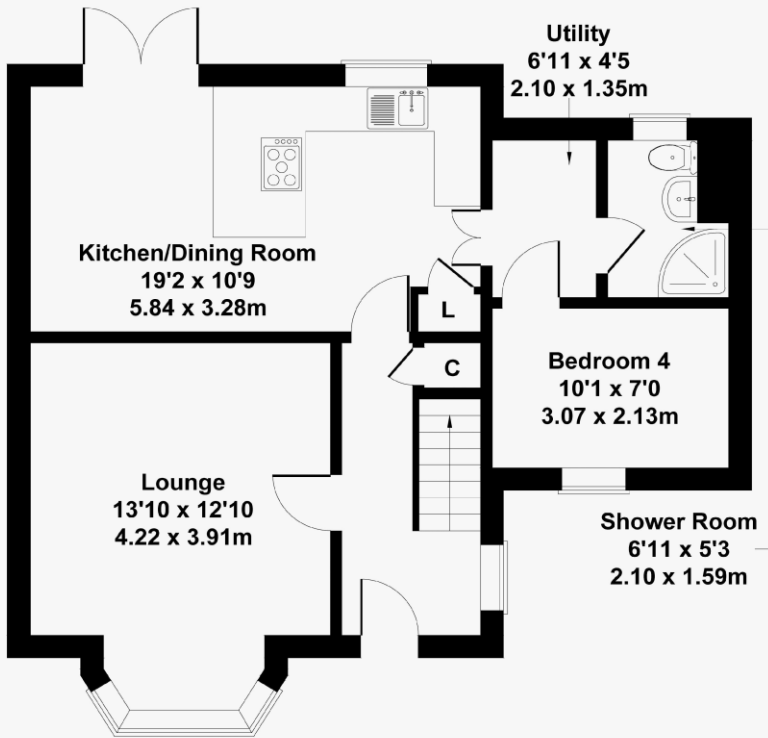
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



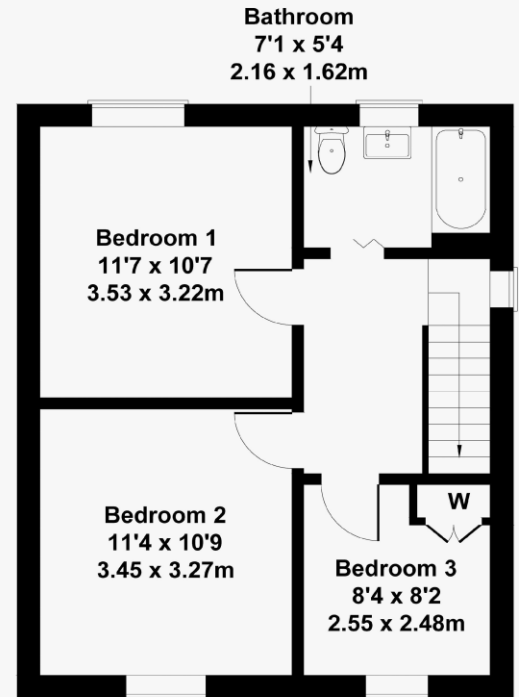
# FLOORPLAN

## Milton Road

Approximate Gross Internal Area  
1098 sq ft - 102 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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