



**\*THREE BEDROOM SEMI DETACHED FAMILY HOME\*** \*12' 4" x 13' 9" (3.75m x 4.19m) REAR RECEPTION / LOUNGE\* \*14' 10" into bay x 10' 5" (4.51m into bay x 3.18m) FRONT RECEPTION / DINING ROOM\*  
 \*18' 10" x 7' 1" (5.75m x 2.15m) KITCHEN / BREAKFAST ROOM\*  
 \*10' 9" x 7' 3" (3.28m x 2.20m) THIRD BEDROOM !\*  
**\*WEST FACING GARDEN, GARAGE AND OFF ROAD PARKING\***

**A GREAT SIZE THREE BEDROOM FAMILY HOME** located in a cul-de-sac with open views to the front over Westway Allotments. There is a great size level 'West Facing' rear Garden and a parking area in front of the house for several vehicles. There are two good size Reception Rooms, a Kitchen/Breakfast Room and three generous Bedrooms with an upstairs Bathroom complete with a separate Shower Cubicle. The house is in a quiet residential road in a convenient position within Caterham.

**NO ONWARD HOUSE CHAIN, VIEWING RECOMMENDED!**

**Avenue Road, Caterham, Surrey CR3 5TR**  
**ASKING PRICE: £565,000 FREEHOLD**



### **DIRECTIONS**

From the High Street turn left at the roundabout into Chaldon Road, first right into Westway and then first right into Avenue Road, the house is on the left hand side.

### **LOCATION**

The location is within walking distance of the shops along Westway and is within a quarter of a mile of Tesco Supermarket along Coulsdon Road. Caterham on the Hill and Caterham Valley are nearby with further High Street shops.

Caterham Railway Station is located in Caterham Valley and Whyteleafe Railway Station is approximately 1.5 miles from the house, access to the M25 Motorway junction 6 is at Godstone, so a great location for the commuter!

Caterham also has a wide selection of local Restaurants and Pubs as well as a Sports Centre at De Stafford Secondary School in Burntwood Lane.

There are also Nurseries and Schools for all age groups with the local area in both the public and private sectors. The area boasts some fine Countryside with open country and woodland walks accessed within a mile of the house at Chaldon and onto the North Downs.

**A CONVENIENT AND HEALTHY PLACE  
TO LIVE FOR ALL!**

### **ACCOMMODATION**

#### **ENTRANCE PORCH**

Fully enclosed Porch with double glazed windows and courtesy light. Double frosted glazed front door to:

#### **L'SHAPED ENTRANCE HALLWAY**

Return staircase to the first floor landing with an understairs recess housing the electric fusebox. There is a double glazed window to the side on the half landing. Picture rail surround and double radiator.

#### **FRONT RECEPTION ROOM / DINING ROOM 14' 10" into bay x 10' 5" (4.51m into bay x 3.18m)**

Double glazed square window to the front with an expose brick built window sill, picture rail surround and double radiator.

#### **REAR RECEPTION ROOM / LOUNGE 12' 4" x 13' 9" (3.75m x 4.19m)**

Multi paned glazed floor to ceiling windows to the rear either side of the french doors leading onto the rear patio. Brick built fireplace with a gas point, TV point and double radiator.

#### **KITCHEN/BREAKFAST ROOM 18' 10" x 7' 1" (5.75m x 2.15m)**

Two double glazed windows to the side and one to the rear next to a double glazed and part panelled door to the patio. Modern range of wall and base units with tiled surrounds and complimentary worktops with a single bowl stainless steel sink unit with a mixer tap and cupboards under. Built in Dishwasher, free standing Washing Machine to remain, built in electric oven with a four ring electric hob with extractor fan above. A wall cupboard houses the gas central heating boiler with control panel and timer. Wood effect fitted flooring, radiator.

### **FIRST FLOOR ACCOMMODATION**

#### **LANDING**

Split level landing with a double glazed window to the front, picture rail surround, radiator. Access to the loft which has a double glazed skylight window to the rear.

#### **BEDROOM ONE 12' 4" x 12' 7" (3.76m x 3.84m)**

Double glazed window to the rear, two built in double wardrobes to either side of the chimney breast, radiator.

#### **BEDROOM TWO 12' 4" x 10' 8" (3.76m x 3.24m)**

Double glazed window to the front with views over Westway Allotments, radiator.



**BEDROOM THREE** 10' 9" x 7' 3" (3.28m x 2.20m)

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

**BATHROOM** 7' 3" x 7' 2" (2.20m x 2.18m)

Double glazed frosted window to the side. White suite comprising of a panelled bath with a mixer tap, separate shower cubicle with a mixer shower fitment and a pedestal wash hand basin. Airing cupboard with a hot water tank. Tiled surrounds and radiator.

**SEPARATE WC**

Double glazed frosted window to the side, half tiled, low flush WC and radiator.

**OUTSIDE**

**FRONT GARDEN AND DRIVEWAY WITH PARKING**

The front Garden has a lawn area with two herbaceous bushes to the border and an area of driveway providing space for off road parking for several vehicles. The driveway continues as a shared driveway to the detached Garage.

**DETACHED GARAGE** 18' 2" x 9' 6" (5.53m x 2.89m)

The Garage has an up and over door and a side door leading into the rear Garden.

**REAR GARDEN**

Large level rear Garden with patio to the rear of the house with a side access gate to the Driveway. The remainder of the Garden is mainly laid to lawn with a path leading to the rear of the Garden.

There are two Timber Sheds which are to remain and a hard standing area to the rear of the Garage which could be used as a seating area or Shed / Greenhouse 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>.

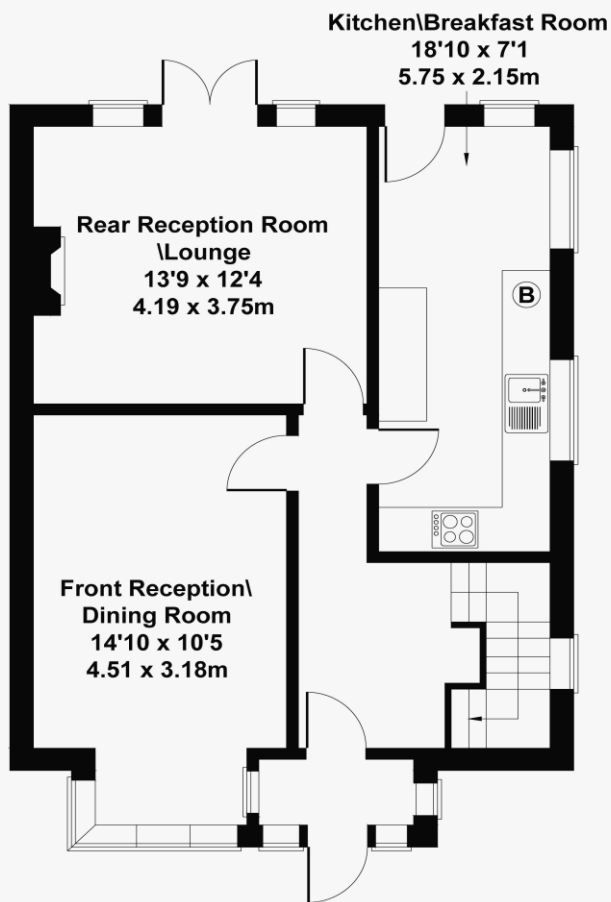
**21/6/2024**



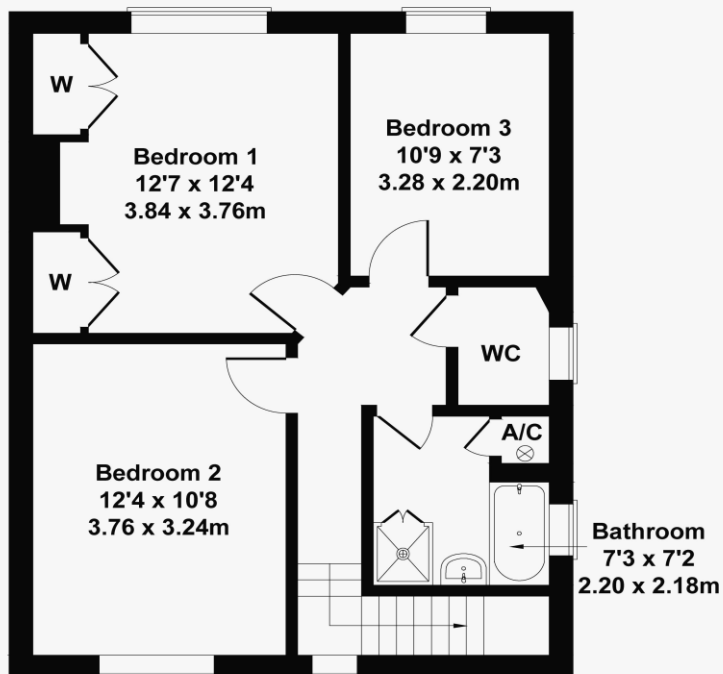
# FLOORPLAN

## Avenue Road

Approximate Gross Internal Area  
1216 sq ft - 113 sq m



**GROUND FLOOR**



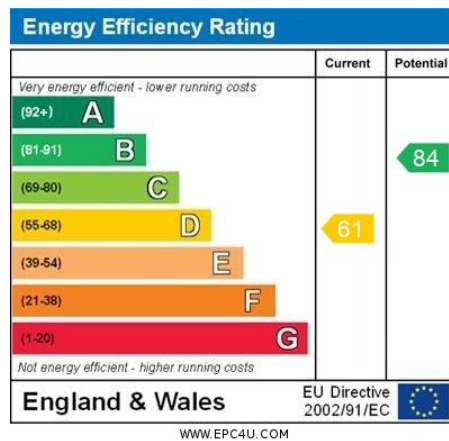
**FIRST FLOOR**

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





**ENERGY PERFORMANCE CERTIFICATE**  
**(EPC)**



**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](mailto:info@pajonespropsolutions.co.uk)**  
**[www.pajonespropsolutions.co.uk](http://www.pajonespropsolutions.co.uk)**