



TWO DOUBLE BEDROOMS, SECLUDED POSITION AND GARDEN
15' 5" x 11' 7" (4.70m x 3.54m) LIVING ROOM* *MODERN SEPARATE KITCHEN
DOWNSTAIRS WC, FIRST FLOOR BATHROOM* *ALLOCATED PARKING FOR TWO VEHICLES
POPULAR DEVELOPMENT IN CATERHAM ON THE HILL

A TWO DOUBLE BEDROOM HOUSE SET WITHIN A CUL-DE-SAC on the popular Hambledon Park in Caterham. The house is tucked away in a quiet position and has a well tended secluded rear Garden, side access and two allocated Parking Spaces in front of the house. There is a large Living Room, modern separate Kitchen and downstairs WC. On the first floor there are two Double Bedrooms and a Family Bathroom. **GREAT LOCATION**, within a level walk of local shops, schools and transport links. **A LOVELY FIRST HOUSE PURCHASE!**

13 Gwynne Road, Hambledon Park, Caterham, Surrey CR3 5FH
ASKING PRICE: 'OFFERS IN EXCESS OF' £400,000 FREEHOLD



DIRECTIONS

From the High Street in Caterham, proceed along Court Road, at the junction turn left and then right at the mini roundabout into Coulsdon Road. At the next roundabout turn left into Hambledon Park and left again into St Lawrence Way, take the third left into Gwynne Road, bear left and left again, the house is in the far right hand corner with the parking spaces straight ahead.

LOCATION

The house is located in a popular residential location within Hambledon Park. The area has a good selection of local shops in nearby Coulsdon Road and Westway which includes a Tesco Supermarket at The Village. A regular bus service can be accessed along the Coulsdon Road with services into Caterham, Caterham Valley, Coulsdon and Croydon. The area also has a good selection of schools at infant and junior level including nursery schools.

Caterham Valley has further High Street shops and Caterham Railway Station with regular services into Croydon and Central London (Victoria & London Bridge). Chaldon is within half a mile of the flat with picturesque greenbelt countryside, woodland and the Surrey National Golf Course.

**A MODERN HOUSE SET WITHIN
A PEACEFUL AND CONVENIENT LOCATION**

ACCOMMODATION

ENTRANCE HALLWAY

Inviting Entrance Hall with a part panelled and glazed front door, coved ceiling, sunken doormat, staircase to the first-floor landing, radiator.

LIVING ROOM 15' 5" x 11' 7" (4.70m x 3.54m)

A large room with a coved ceiling and dado rail surround, wood flooring throughout, TV point, telephone point and radiator. A set of double glazed sliding patio doors lead to the rear Garden.

KITCHEN 10' 8" x 5' 6" (3.26m x 1.67m)

Double glazed window to the front, range of re-fitted

modern wall and base units with matching solid wood worktops and tiled splashbacks. Built in two ring electric hob with an electric oven and grill below and extractor fan above. Space for a fridge/freezer and space and plumbing for a washing machine and dishwasher. Single bowl sink unit with a mixer tap and cupboard under. Wall mounted gas fired 'Potterton' central heating boiler set within a wall cabinet, tiled flooring throughout.

DOWNSTAIRS WC

Double glazed frosted window to the front, suite comprising of a low flush WC and a wash hand basin with half tiled surrounds, high level electric fuse box.

FIRST FLOOR ACCOMMODATION

LANDING

Coved ceiling and access to the loft.

BEDROOM ONE 9' 9" x 9' 6" (2.97m x 2.90m) *To wardrobe*

Double glazed window to the front, built in double wardrobe, airing cupboard with a hot water tank, TV point and radiator.

BEDROOM TWO 8' 7" x 11' 8" (2.61m x 3.55m)

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

BATHROOM 6' 8" x 5' 6" (2.04m x 1.68m)

Double glazed frosted window to the side. Modern suite comprising of a panelled bath with a mixer shower attachment, pedestal wash hand basin and a low flush WC, tiled surrounds, shaver point and radiator.

OUTSIDE

ALLOCATED PARKING

To the front of the house there are two allocated parking spaces running parallel to the house at the front of the property.



FRONT GARDEN

The front garden has a lawn area and established borders, there is a path leading to the front door and to secure side access.

REAR GARDEN

Enclosed and secluded rear garden with a good size rear patio, side access and a lawn area with flowerbed borders. At the rear of the garden there is a timber Garden Shed and a further seating area.

COUNCIL TAX

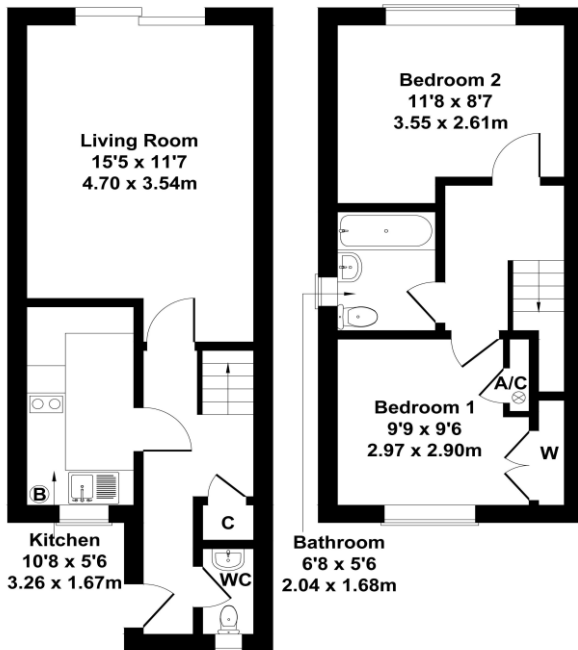
The current Council Tax Band is 'D', via Tandridge Council. Their website address to fully confirm the Council Tax Band and amount payable is:
<https://www.tandridge.gov.uk/Council-tax/Your-council-tax-2024-2025>

8/8/2024

FLOORPLAN

Gwynne Road

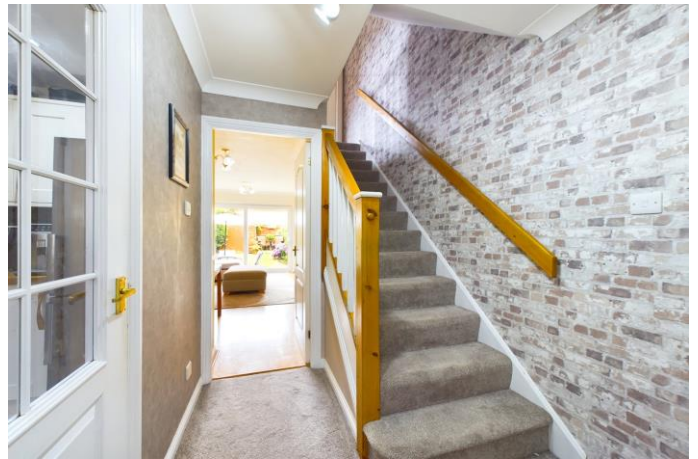
Approximate Gross Internal Area
667 sq ft - 62 sq m



GROUND FLOOR

FIRST FLOOR

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





ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	66	
(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			

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