

**\*A DOUBLE FRONTED DETACHED THREE BEDROOM BUNGALOW - 1582 SQ FEET - 147 SQ METRES\***

**\*14' 7" x 18' 2" (4.44m x 5.54m) LIVING ROOM, BEDROOM ONE WITH EN-SUITE SHOWER\***

**\*32' 0" x 9' 5" (9.76m x 2.87m) SUN LOUNGE/CONSERVATORY\* \*11' 9" x 11' 1" (3.57m x 3.37m)**

**KITCHEN/BREAKFAST ROOM\* \*GREAT SIZE GARAGE & DRIVEWAY, LEVEL GARDENS, NO ONWARD CHAIN!\***

**A LARGE THREE BEDROOM DETACHED BUNGALOW SET ON A LEVEL PLOT** and conveniently located for local shops and amenities in Caterham on the Hill. The property, in our opinion, has potential to extend, subject to planning permission, within the loft and to the rear. There is a large Entrance Hall with access to all of the rooms which includes a great size Living Room and Sun Lounge/Conservatory. There is a Garage to the side and a good size driveway with ample off road parking. **NO ONWARD CHAIN!**

**Town End, Caterham, Surrey CR3 5UJ**

**ASKING PRICE: £650,000 FREEHOLD**



### DIRECTIONS

From the High Street in Caterham on the Hill, proceed straight on at the roundabout into Town End, the property is behind a high hedge on the right hand side.

### LOCATION

The Bungalow is located within a quarter of 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 PORCH

Double doors lead into an enclosed Entrance Porch, mainly glazed door to:

#### RECEPTION HALLWAY 16' 1" x 9' 6" (4.90m x 2.90m) L'SHAPED

A great size L-shaped Reception Hallway with a picture rail surround, loft access and a double radiator.

#### LIVING ROOM 14' 7" x 18' 2" (4.44m x 5.54m)

Double glazed windows to the rear with a set of double doors to the Sun Lounge/Conservatory. Fireplace with a decorative brick surround and an electric fire inset, picture rail surround, TV point and two double radiators.

#### SUN LOUNGE/CONSERVATORY 32' 0" x 9' 5" (9.76m x 2.87m)

Great size Sun Lounge/Conservatory with double glazed windows and a set of double doors to the rear patio. To one end there is also a double glazed door to the side access and to the other end a door leads into the Garage. To one corner next to a door to the Kitchen there is a single bowl sink unit. The roof is also double glazed with a skylight window.

#### KITCHEN/BREAKFAST ROOM 11' 9" x 11' 1" (3.57m x 3.37m)

Double glazed windows to the side and rear, sliding door to the Sun Lounge/Conservatory. Useful built-in shelved larder, range of wall and base units with a sink unit. Space for a hob, built-in electric oven and grill, recessed lighting, serving hatch to the Living Room, built in Airing Cupboard and a wall mounted gas central heating boiler.

#### BEDROOM ONE 12' 11" x 12' 4" (3.94m x 3.75m)

Double glazed bay window to the front, built-in wardrobes and a drawer unit, radiator, door to:

#### EN-SUITE SHOWER ROOM 7' 9" x 2' 9" (2.37m x .83m)

Double glazed window to the side, white modern suite comprising of an enclosed shower cubicle with a mixer shower fitment, vanity wash hand basin and a low flush WC. Radiator/towel rail and tiled surrounds.

#### BEDROOM TWO 11' 11" x 10' 3" (3.64m x 3.13m)

Double glazed and secondary glazed bay window to the front, built in wardrobes to one wall with a dressing table unit, coved ceiling, picture rails surround and radiator.

#### BEDROOM THREE 12' 4" x 7' 1" (3.75m x 2.15m)

Double glazed window to the side, built-in double wardrobe, picture rail surround and radiator.

#### SHOWER ROOM 7' 10" x 5' 9" (2.38m x 1.75m)

Double glazed frosted window to the side, modern white suite comprising of a double size shower



cubicle with shower fitment, vanity wash hand basin and a low flush WC, tiled walls and a radiator/towel rail.

**OUTSIDE**

**LARGE GARAGE & DRIVEWAY** 29' 0" x 9' 0" (8.83m x 2.74m)

The Garage has a pair of doors to the front and a door leading to the Sun Lounge. There is a workshop area to the rear with power and light and a door to the Garden. The driveway is an L-shape allowing space to turn a car and provides off road parking for up to four or more vehicles.

**FRONT GARDEN**

The front Garden has a lawn area with a high hedgerow border to the front and sides.

**REAR GARDEN**

A level rear Garden with two large rear patios to the rear of the Bungalow and an access gate to the driveway in front of the Garage, there is also a side access path and gate to the front. The initial part of the garden is mainly laid to lawn, an archway leads to the remaining garden which was used as a Vegetable Garden with a path to the rear and a double size Greenhouse.

**COUNCIL TAX**

The current Council Tax Band is 'E', 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>.

2/9/2024

**ENERGY PERFORMANCE CERTIFICATE (EPC)**

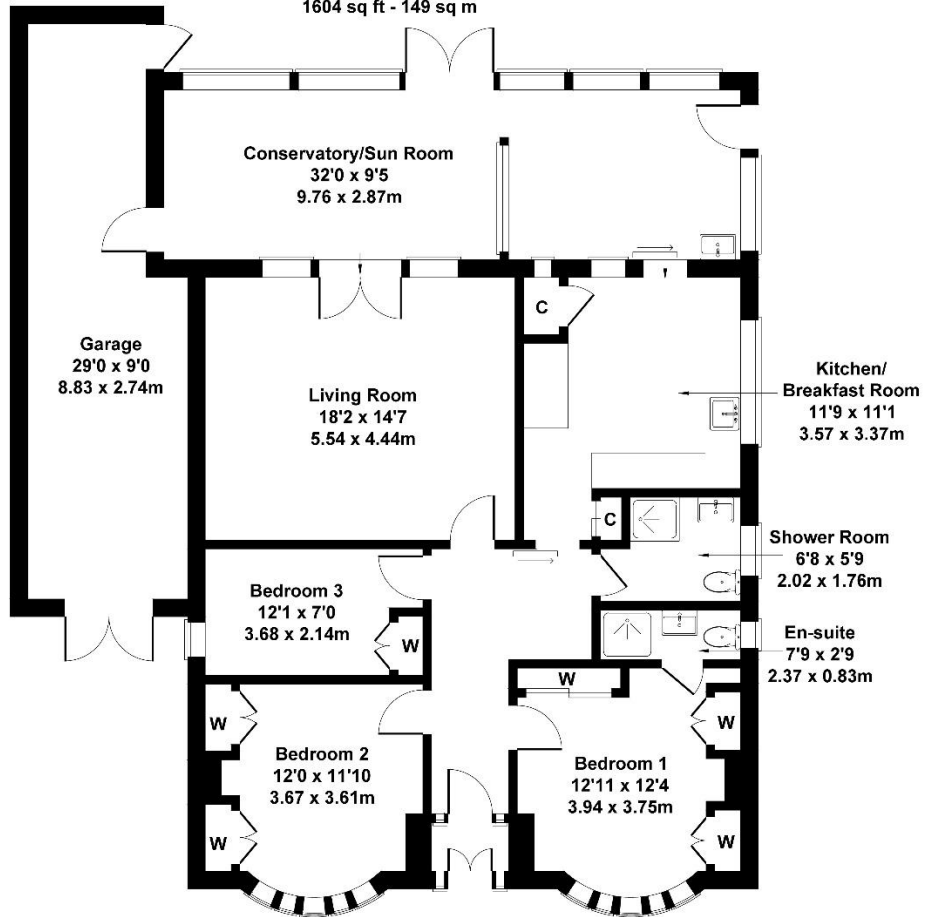
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			



# FLOORPLAN

## Town End Caterham

Approximate Gross Internal Area  
1604 sq ft - 149 sq m



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





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