



THREE DOUBLE BEDROOMS, EN-SUITE & BATHROOM, TWO RECEPTION ROOMS & GARDEN ROOM

POTENTIAL TO CREATE A FOURTH BEDROOM (subject to planning permission)

12' 4" into Bay x 13' 5" (3.76m into Bay x 4.10m) LOUNGE* *KITCHEN/DINING ROOM 11' 10" x 23' 9" (3.60m x 7.25m)* *DOUBLE GLAZED SASH WINDOWS & GAS CENTRAL HEATING

21' 3" x 9' 2" (6.48m x 2.79m) GARAGE, DOUBLE WIDTH DRIVEWAY & A LANDSCAPED REAR GARDEN

AN EXTENDED THREE DOUBLE BEDROOM SEMI DETACHED FAMILY HOME with a Lounge, Kitchen/Dining Room and a Garden Room to the rear of the house. This is a delightful family home with lots 'Victorian' character and charm including high ceilings, great size rooms and an En-suite Shower Room and first floor Bathroom. Outside there is a landscaped rear Garden, off road parking for up to two vehicles on a brick block driveway and a Tandem length Garage. **BEAUTIFULLY PRESENTED THROUGHOUT, NO ONWARD HOUSE CHAIN!**

Francis Road, Caterham on the Hill, Surrey CR3 5NR

ASKING PRICE: £625,000 FREEHOLD



DIRECTIONS

From the High Street in Caterham on the Hill proceed along Court Road, at the junction turn left into Chaldon Road and right at the roundabout into Coulsdon Road. At the next roundabout turn right into Westway and then first left into Francis Road, the house is towards the end of the road on the left hand side.

LOCATION

Francis Road is an ideal location being with easy reach of local amenities and shops in Caterham on the Hill including a Tesco Supermarket and Caterham Valley with further High Street shops.

Within a mile of the house in Caterham Valley is Caterham railway station which has a train service into Croydon and Central London. The M25 can be accessed at junction 6 at nearby Godstone.

The area has a great selection of schools for all age groups in the public and private sectors including a choice of pre-school Nurseries.

Within a mile of the property there are also many recreational attractions including countryside walks in Chaldon, the Surrey National Golf Course and a Sports Centre located in Burntwood Lane.

**AN IDEAL LOCATION FOR ALL THE FAMILY
WITH ACCESS TO TOWN AND COUNTRYSIDE.**

ACCOMMODATION

COVERED ENTRANCE PORCH

Useful area with outside courtesy light.

ENTRANCE HALLWAY 6' 2" x 8' 11" (1.88m x 2.71m)

Part stained glass and wood panelled front door, stone tiled flooring, period style roll-top radiator, doorway to:

INNER HALLWAY

Staircase to the first floor landing, separate doors to the Lounge and Kitchen/Dining Room.

LOUNGE 12' 4" into Bay x 13' 5" (3.76m into Bay x 4.10m)

Double glazed sash bay window to the front aspect with lower window shutters. Period style fireplace with a built-in multi-fuel Stove, coved ceiling, TV point and double radiator.

KITCHEN / DINING ROOM 11' 10" x 23' 9" (3.60m x 7.25m)

Double glazed sash window to the rear garden, from the Kitchen there is a set of large double glazed french doors to the rear patio. The Kitchen is fitted with a range of wall and base units from 'IKEA' with matching solid wood worktops. Free standing slot-in electric cooker with an 'Induction' hob and oven and grill below. There is a large ceramic deep sink unit with a mixer tap and a space for a fridge/freezer. The Kitchen floor is tiled with multi patterned tile from Seville in Spain. The Dining area has a wood effect floor throughout, There is a brick built open fireplace and a useful under stairs storage cupboard which houses the electric meter and fuse box. Coved ceiling, double radiator and door to the Utility Room.

UTILITY ROOM 9' 2" x 7' 2" (2.79m x 2.19m)

This was formerly the Kitchen. Double glazed sash window to the side, range of wall and base units with matching worktops from 'IKEA', one and a half bowl sink unit with a mixer tap, space and plumbing for a Dishwasher and Washing Machine. Built in storage cupboards and an Airing Cupboard, door and steps to the Garden Room.

GARDEN ROOM 8' 7" x 8' 11" (2.61m x 2.71m)

Wide double glazed window to the rear and a double glazed skylight window set into the high vaulted ceiling to the roof line. Access to useful Cellar Storage, exposed wood flooring, double radiator and a modern style vertical radiator. Door to a downstairs WC and a separate door to the rear Garden.

CLOAKROOM

Double glazed window to the side, low flush WC, half tiled surrounds and tiled flooring.



FIRST FLOOR ACCOMMODATION

LANDING

L-shaped Landing with access to the loft via a retractable ladder, double radiator.

BEDROOM ONE 13' 7" x 13' 0" (4.13m x 3.96m)

Double glazed sash window to the rear garden, access to front to rear Eaves Storage area to one wall, double radiator, access to an En-suite Shower Room and separate Dressing Room.

EN-SUITE SHOWER ROOM 8' 2" x 4' 4" (2.50m x 1.32m)

Double glazed part frosted glazed sash window to the rear. White suite comprising of a large corner tiled Shower Cubicle with an AQUALISA' mixer shower fitment and sliding door, pedestal wash hand basin with tiled splashback and a low flush WC. Wall mounted heated electric towel rail.

EN-SUITE DRESSING ROOM 6' 2" x 12' 0" (1.89m x 3.65m)

Double glazed sash window to the front, fitted clothes hanging rail, access to a small loft space, double radiator.

AGENTS NOTE

In our opinion there is potential to create a fourth Bedroom by extending the Landing and installing separate doors into Bedroom One and into the new Bedroom Four. All subject to Planning and Building Regulations.

BEDROOM TWO 12' 7" into Bay x 12' 6" (3.83m into Bay x 3.80m)

Double glazed sash bay window to the front, over stairs storage cupboard. Two recently installed 'IKEA' double wardrobes to one wall, double radiator.

BEDROOM THREE 11' 6" x 9' 5" (3.50m x 2.88m)

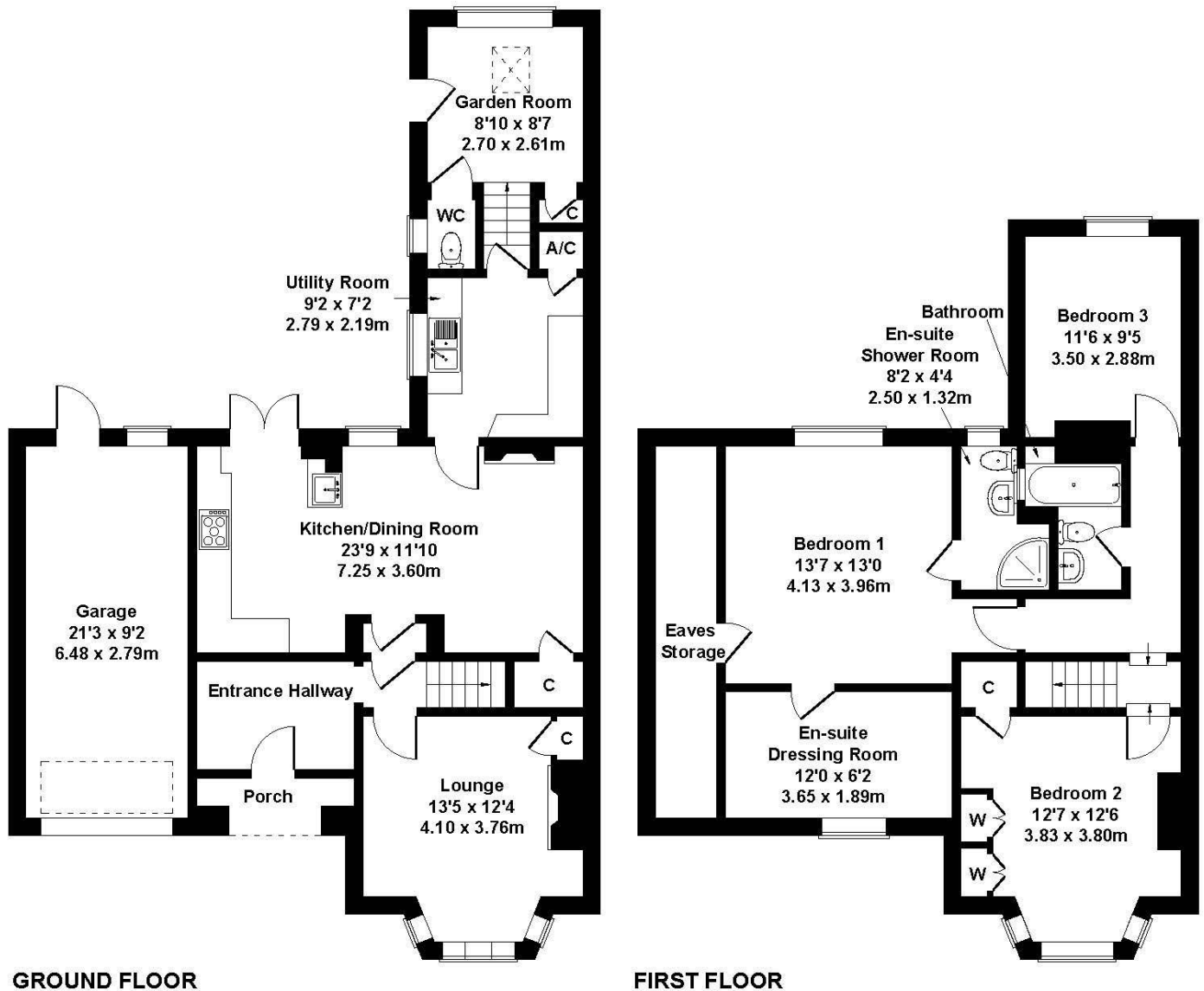
Double glazed sash window to the rear, dado rail surround, double radiator.



FLOORPLAN

Francis Road

Approximate Gross Internal Area
1668 sq ft - 155 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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FAMILY BATHROOM 5' 1" x 7' 7" (1.54m x 2.30m)

Stunning white Bathroom suite with a stained glass high level 'borrowed light' window to the En-suite Shower Room, inset downlighters, panelled bath with a mixer tap and a separate AQUALISA shower fitment, vanity wash hand basin and a low flush WC. White tiled surrounds and wood flooring, extractor fan, wall mounted chrome towel rail / radiator.

OUTSIDE

FRONT GARDEN & DRIVEWAY

There is a small area of front garden in front of the front bay window. There is a double width brick block driveway with space to park up to two vehicles, secure side access.

GARAGE 21' 3" x 9' 2" (6.48m x 2.79m)

Great size Garage with an electric roller access door. There is a double glazed window and a door to the rear garden. The Garage has power and light.

REAR GARDEN

Predominately west facing landscaped level rear Garden with a patio to the rear of the house and a large lawn with established flowerbed borders. To the rear of the garden there is a concealed concrete block shed.

COUNCIL TAX

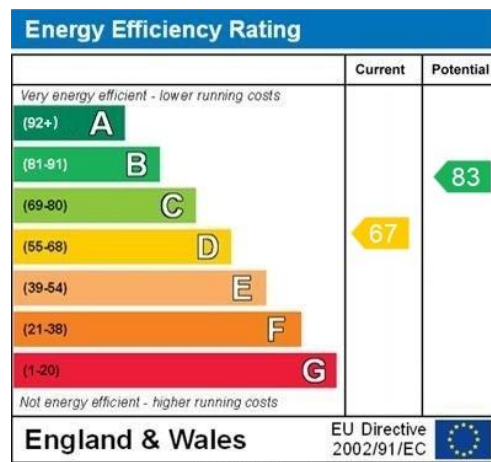
The current Council Tax Band is 'D', via Tandridge Council. Their website address to fully confirm the Council Tax Band and amount payable is: <https://www.tandridge.gov.uk/Council-tax/Your-council-tax-2024-2025>

15/10/2024





ENERGY PERFORMANCE CERTIFICATE (EPC)



DATA PROTECTION ACT 1998

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