



FOUR DOUBLE BEDROOM DETACHED FAMILY HOME

LARGE RECEPTION HALLWAY, 20' 8" x 10' 11" (6.30m x 3.33m) LOUNGE

10' 11" x 13' 11" (3.32m x 4.24m) DINING* *MODERN KITCHEN & UTILITY ROOM* *MASTER BEDROOM WITH EN-SUITE SHOWER ROOM* *LARGE REAR L'SHAPED GARDEN WITH SUMMERHOUSE/HOME OFFICE!

A DETACHED FAMILY HOME WITH FOUR DOUBLE BEDROOMS set on a wide plot in excess of 80' (24.37m) in width with a secluded rear Garden and in a PRIVATE ROAD! The house has a delightful Reception Hallway, large Lounge and a separate Dining Room. There is a good size Kitchen with views to the rear Garden and access to a Utility Room. On the first floor there is a great size Landing and four Bedrooms with a Bathroom and En-suite Shower Room. Outside the Garden has a **detached Summerhouse** (currently used as a Home Office) with power and internet connection.

GREAT POTENTIAL TO EXTEND (stpp) TO BOTH SIDES OF THE HOUSE, VIEWING RECOMMENDED!

Reid Avenue, Caterham, Surrey CR3 5SL
'Offers in Excess of' £800,000 FREEHOLD



DIRECTIONS

From the High Street in Caterham on the Hill, proceed along Town End and straight on into Buxton Lane. At the roundabout turn left into Ninehams Road and then second left into Reid Avenue, the house is the first property on the left hand side.

LOCATION

The house is located within approximately a mile from local shopping facilities in Caterham-on-the-Hill and amenities including a Doctors' Surgery, Dentists and a Sports Centre in Burntwood Lane.

The area also has a good selection of schools for all age groups in the public and private sectors and commuter has a choice of railway stations in Caterham and nearby Whyteleafe with services into central London. The M25 can be accessed at Godstone junction 6 which is approximately 3 miles away.

Caterham is also close to greenbelt countryside in the adjacent village of Chaldon where you can find countryside walks and the Surrey National Golf Course. Access to the North Downs and Kenley Common are also within easy reach of Reid Avenue as well as Kenley Aerodrome (gliders only) where there is excellent level walks around the Airfield.

A GREAT LOCATION FOR BOTH THE TOWN AND SURROUNDING COUNTRYSIDE COUNTRYSIDE!

ACCOMMODATION

ENTRANCE PORCH

Double glazed frosted window to the front, panelled front door, quarry tiled flooring, double radiator. Ample space for coats and shoe storage, part panelled and bevelled glazed door to:

RECEPTION HALLWAY 10' 2" x 9' 5" (3.09m x 2.88m)

Return staircase to the first floor landing, large walk-in under stairs storage cupboard, wood flooring and double radiator. Part panelled and bevelled glass doors to all rooms, except the Cloakroom.

CLOAKROOM

Double glazed frosted window to front, picture rail surround, tiled flooring. White suite comprising of a low flush WC and a pedestal wash hand basin, double radiator.

LOUNGE 20' 8" x 10' 11" (6.30m x 3.33m)

Triple aspect double glazed windows to the front, rear and two to the side either side of the fireplace. Double glazed french doors to the rear patio and garden. Attractive fireplace with a 'Multi-Fuel' coal and wood burning stove, coved ceiling and picture rail surround, TV point, wood flooring throughout, two double radiators

DINING ROOM 10' 11" x 13' 11" (3.32m x 4.24m)

Double glazed window to the front, picture rail surround, double radiator.

KITCHEN 13' 11" x 9' 3" (4.23m x 2.82m)

Double glazed window to the rear, range of modern style wall and base units with granite worktops, single bowl sink unit with a mixer tap. Built in electric oven and grill plus a five ring gas hob with a large extractor fan above. Tiled flooring and inset downlighters, door to:

UTILITY ROOM 12' 7" x 6' 4" (3.84m x 1.94m)

A really useful room with a double glazed window to the rear and a double glazed door to the side aspect. To one end of the room there are two useful recessed storage areas, one with shelving and the other has a wall mounted Worcester combination boiler. There are also wall and base units with worktops and a single bowl sink unit with a mixer tap. Space and plumbing for a washing machine and dishwasher, further space for a tumble dryer and freezer if required.

FIRST FLOOR ACCOMMODATION

LANDING 12' 6" x 9' 4" (3.81m x 2.84m)

The half landing has a tall double glazed window to the rear, picture rail surround, access to the loft via a



retractable ladder, useful storage cupboard in staircase recess, further floor to ceiling cupboard with shelving, double radiator.

MASTER BEDROOM 12' 6" x 13' 11" (3.81m x 4.25m)
Double aspect room with double glazed windows to the front and side, built in double wardrobe, picture rail surround and double radiator, door to:

EN-SUITE SHOWER ROOM 7' 9" x 4' 0" (2.36m x 1.22m)
Double glazed frosted window to the side, fully tiled walls and flooring. Double size shower cubicle with a wall mounted electric shower fitment, wash hand basin and a low flush WC. Heated towel rail/radiator.

BEDROOM TWO 10' 11" x 12' 6" (3.34m x 3.82m)
Double glazed windows to the front and side, picture rail surround, two built in single wardrobes, double radiator.

BEDROOM THREE 10' 11" x 7' 10" (3.34m x 2.39m)
Double glazed windows to the rear and side, built in single wardrobe, double radiator.

BEDROOM FOUR 9' 3" x 9' 6" (2.83m x 2.89m)
Double glazed window to the front, built in single wardrobe, double radiator.

FAMILY BATHROOM 9' 7" x 7' 10" (2.91m x 2.39m)
Double glazed frosted window to the rear, modern white suite comprising of a large panelled bath with separate taps and a mixer shower fitment and shower screen, pedestal wash hand basin and a low flush WC. Tiled walls and flooring, wall mounted heated towel rail and a double radiator.

ENERGY PERFORMANCE CERTIFICATE (EPC)

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

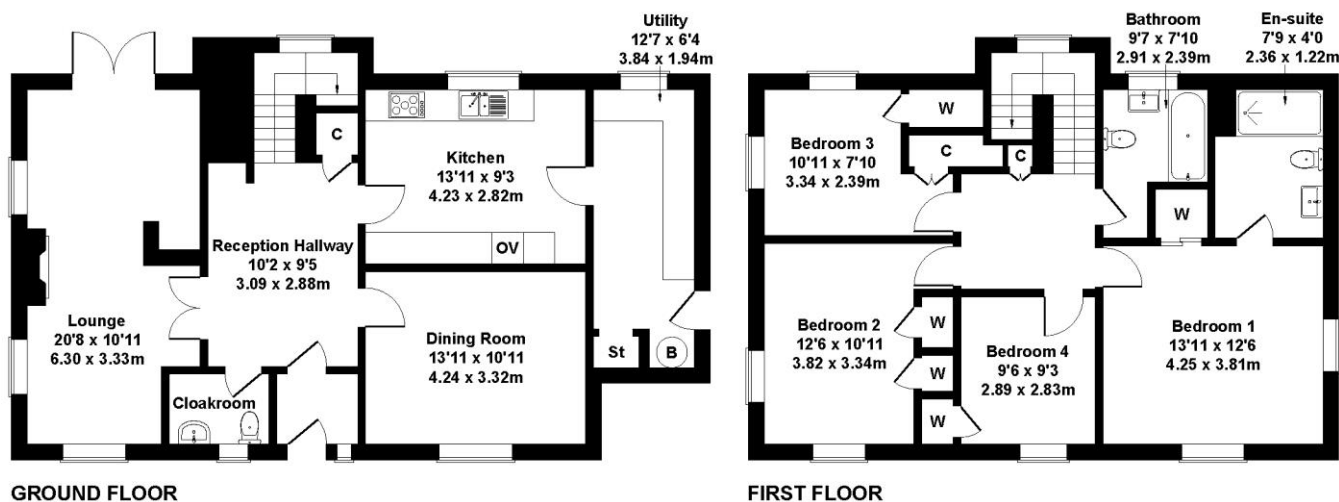
WWW.EPC4U.COM



FLOORPLAN

Reid Avenue

Approximate Gross Internal Area
1722 sq ft - 160 sq m



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

OUTSIDE

GARAGE & DRIVEWAYS

There is a single detached Garage to the right hand side of the house approached by a driveway with space for one vehicle. To the left hand side of the house there are a further three off road parking spaces.

FRONT GARDEN

The front Garden has two lawn areas with flowerbed surrounds and a path leading to the front door. Within the garden there is a Cherry Tree, secure side access.

REAR GARDENS

The rear Garden has a **52' 0" x 11' 9" (15.84m x 3.58m)** paved patio to the rear of the house. The garden extends to the side of the house, approximately **28' 0" (8.53m)** in width by the length of the house. The remainder of the garden is mainly laid to lawn with established borders which includes high conifer hedges to the rear border which provides seclusion and privacy. There is access to the detached Garage via a door on the side. Within the garden there is a Summerhouse / Home Office.

SUMMERHOUSE/HOME OFFICE 13' 3" x 10' 2" (4.04m x 3.10m)

Timber built with a pitched roof. There are double glazed windows to the front with double glazed doors for access, double glazed windows to the side. The building has power and light and internet connection, so an ideal Home Office.

COUNCIL TAX

COUNCIL TAX The current Council Tax Band is 'F', 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>

25/10/2024





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