



**\*A FREEHOLD HOUSE - CONVERTED INTO TWO FLATS\* \*REQUIRES SOME MODERNISATION\***

**\*CASH BUYERS ONLY - AN IDEAL INVESTMENT TO CONVERT INTO A HOUSE / RENT\***

**\*FRONT AND REAR GARDENS - POTENTIAL TO CREATE OFF ROAD PARKING (subject to planning permission)\***

**\*GAS CENTRAL HEATING & DOUBLE GLAZED THROUGHOUT\* \*NO ONWARD HOUSE CHAIN!\***

**CASH BUYERS ONLY.** A semi detached **FREEHOLD** property which has been split into two one bedroom flats with their own entrances. There are no leases for this property in existence therefore it could be converted back into a house or keep the existing layout provide leases for each flat and obtain Planning Permission. The property has front and rear gardens with great views over Westway Common.

The front garden has space for off road parking, subject to planning permission.

**REFURBISHMENT REQUIRED, AN IDEAL PROJECT TO REDEVELOP OR CREATE A FAMILY HOME.**

**Nelson Road, Caterham, Surrey CR3 5PP**

**ASKING PRICE: £375,000 FREEHOLD**



5 Nelson Road

### DIRECTIONS

From the High Street in Caterham on the Hill turn left at the roundabout into Chaldon Road, Nelson Road is the first turning on the right-hand side just past the Common, the property is on the right hand side.

### LOCATION

The house is located in a residential road of mainly Victorian built houses and within 300 yards of local shops on the Chaldon Road in both directions.

This area of Caterham has many benefits for family living, within half a mile there is a Tesco Supermarket at The Village along Coulsdon Road. The area has a good selection of schools ranging from Nursery to Infant and Junior as well as De Stafford Secondary school in Burntwood Lane, where there is also a Sports Centre. Caterham Valley has a wider range of shops including two supermarkets, Caterham Railway Station, restaurants and pubs.

The car commuter can benefit from the proximity of the M25 at Godstone which is approximately three miles away. Wide open spaces for walking in woodland and greenbelt countryside can be found in the adjacent village of Chaldon and the North Downs. There is also a fine Golf Course within half a mile of the house in Rock Lane, Chaldon.

### **A CONVENIENT LOCATION FOR BOTH THE TOWN AND COUNTRYSIDE**

### AGENTS NOTE

Please be aware that this property is currently **UN-REGISTERED** at Land Registry, we have been informed by the vendor's Solicitor that the Title Deeds will be forwarded to your Solicitor / Conveyancer when a sale has been agreed and the property can be registered at Land Registry during the sale process or post completion.

### ACCOMMODATION

#### 5 NELSON ROAD - GROUND FLOOR

#### KITCHEN 15' 2" x 8' 2" (4.62m x 2.49m)

Double glazed and panelled front door to the Kitchen. Double glazed window to the side, range of wall and

base units with matching worktops. Built in four ring electric hob, oven and grill with an extractor fan above, space and plumbing for a washing machine. Wall mounted gas central heating boiler for ground floor only. There is a step leading to a Shower which is fully tiled with an electric shower fitment off the Kitchen. Built in airing cupboard with a hot water tank. At the end of the kitchen there is a door leading to a low-level WC and wash hand basin via a lobby with a radiator. Further storage cupboard with an electric meter, radiator. Door to:

#### LOUNGE 12' 2" x 9' 9" (3.71m x 2.97m)

Double aspect room with double glazed sash windows to the rear and side, TV point, coved ceiling and picture rail surround, double radiator. A doorway to a large under stairs recess storage area and a door to:

#### DOUBLE BEDROOM 14' 1" x 12' 2" (4.29m x 3.71m)

A double glazed door with double glazed windows to either side leading the the rear patio garden, radiator. Door to:

#### LOBBY & CLOAKROOM

A lobby has a sealed door which would access the Entrance Hall to the first-floor accommodation. Access to a Cloakroom with a double glazed frosted window to the side and a low flush WC, radiator.

#### 5A NELSON ROAD - FIRST FLOOR

#### GROUND FLOOR ENTRANCE

Double glazed and panelled front door, return staircase to the first floor hallway/landing.

#### HALLWAY/LANDING

This extends to the front and rear of the accommodation, access to the loft.

#### LOUNGE 13' 4" x 12' 2" (4.06m x 3.71m)

Large, double-glazed windows to the rear with great views onto Westway Common, coved ceiling, double



5 Nelson Road

wardrobe, reclining chair and sofa to remain, double radiator.

**KITCHEN** 8' 8" x 8' 5" (2.64m x 2.56m)

Double glazed sash window to the front. Wall and base units with worktops, built in electric hob with extractor fan and a built-in electric oven and grill below. Single bowl sink unit with a mixer tap and cupboards below. Wall mounted gas fired modern boiler, electric fuse box, Period style fireplace to one wall. Washing machine and fridge freezer to remain.

**DOUBLE BEDROOM** 9' 9" x 9' 2" (2.97m x 2.79m)

Double glazed sash windows to the front and side, coved ceiling, built in airing cupboard, double radiator.

**BATHROOM**

Double glazed frosted sash window to the side, coloured suite comprising of a panelled bath with a mixer tap shower attachment, wash hand basin and a low flush WC, tiled surrounds.

**OUTSIDE**

**FRONT GARDEN**

Good size front Garden with a path leading to the front doors. There is space to create off road parking, subject to planning permission. A side access path leads to the rear Garden. Lean-to shed with meter boxes.

**REAR GARDEN**

This is a patio Garden with views onto Westway Common.

**COUNCIL TAX**

The current Council Tax Band is 'B', 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>

15/11/2024

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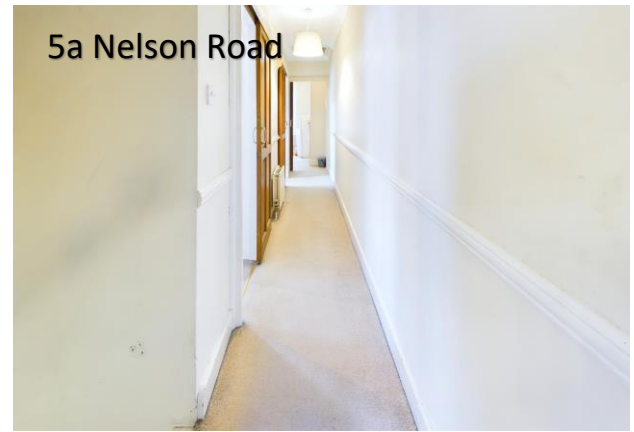
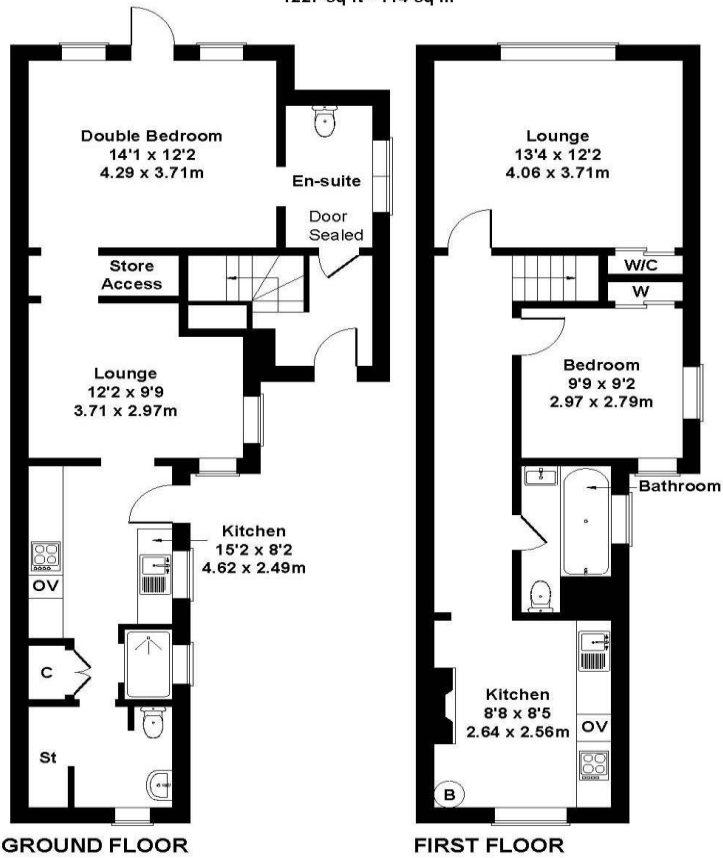
5 Nelson Road



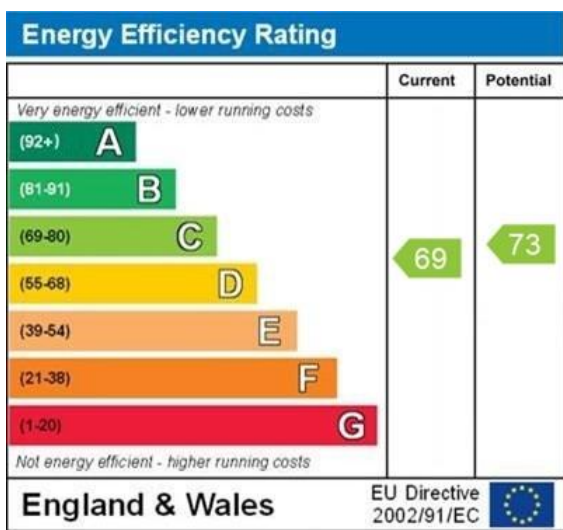
# FLOORPLAN

## Nelson Road

Approximate Gross Internal Area  
1227 sq ft - 114 sq m



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



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**ENERGY PERFORMANCE CERTIFICATE (EPC)**

**Ordered 15/11/2024**

5a Nelson Road

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**DATA PROTECTION ACT 1998**

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**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.

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