



FOUR DOUBLE BEDROOMS, THREE RECEPTION ROOMS

LOUNGE & SEPARATE DINING ROOM* *KITCHEN, UTILITY & BREAKFAST ROOM

***DOUBLE GLAZED AND GAS CENTRAL HEATING* *REQUIRES SOME MODERNISATION, GREAT POTENTIAL TO EXTEND (STPP)* *CONVENIENT LOCATION FOR ACCESS TO TOWN & COUNTRYSIDE! ***

A LARGE FOUR BEDROOM DOUBLE FRONTED FAMILY HOME SET ON A LARGE LEVEL PLOT with a 'Carriage' driveway and potential to extend to the side and rear, subject to planning permission. There is an inviting Inner Hallway, **THREE RECEPTION ROOMS**, and four large Bedrooms and a Bathroom on the first floor with great potential to add an En-suite Bathroom/Shower Room. Outside there is a Detached Garage, a large Driveway with ample off-road parking and a high degree of seclusion from all aspects.
SOME MODERNISATION REQUIRED, NO ONWARD HOUSE CHAIN!

Foxon Lane, Caterham, Surrey CR3 5SJ
ASKING PRICE: £635,000 FREEHOLD



DIRECTIONS

From the High Street in Caterham on the Hill, at the roundabout proceed straight on into Town End, turn left into Banstead Road and first right into Foxon Lane, the house is on the right hand side approximately halfway down the road.

LOCATION

The house is located within a mile of Caterham on the Hill High Street where there is a good selection of local shops including several grocery stores, a butchers, 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

OUTER HALLWAY

Panelled front door, courtesy light, part panelled and glazed door to the Inner Hallway.

INNER HALLWAY 13' 6" x 5' 4" (4.11m x 1.62m)

High ceilings, picture rail surround, return staircase to the first floor landing, radiator.

LOUNGE 18' 3" into bay x 11' 9" (5.56m into bay x 3.58m)

Double glazed bay window to the front and double glazed french doors to the rear garden, coved ceiling and picture rail surround, two radiators.

DINING ROOM 12' 9" x 10' 9" (3.88m x 3.27m)

Double glazed window to the front, corner fireplace, picture rail surround and radiator.

BREAKFAST ROOM 13' 1" x 9' 8" (3.98m x 2.94m)

Double glazed french doors to the rear garden, built in Dresser unit to one wall, walk-in storage cupboard with a window and the electric fuse box. Original 'Range' fireplace recess, serving hatch to the Dining Room, radiator and door to the Kitchen.

KITCHEN 9' 8" x 8' 7" (2.94m x 2.61m)

Double glazed window to the side garden. Range of white wall and base units with worktops incorporating a double bowl stainless steel sink unit with a mixer tap. Built in electric oven and grill with a four ring gas hob and extractor fan above. Plumbing and space for a dishwasher, free-standing dishwasher to remain. Wall mounted gas fired central heating boiler. Door to an Inner Lobby with access to a Cloakroom and Store/Utility.

INNER LOBBY

Door to the rear garden, access to a Store Room and Cloakroom.

CLOAKROOM

Window to the side aspect, low flush WC, radiator.

FIRST FLOOR ACCOMMODATION

STORE ROOM/UTILITY

Useful room with space and plumbing for a washing machine, further space for another appliance.

LANDING

Large double glazed window to the rear garden on the half-landing. Access to the loft with a detachable wooden ladder, built in airing cupboard, radiator.

BEDROOM ONE 15' 5" x 9' 0" to wardrobes (4.70m x

2.74m to wardrobes) Double glazed windows to the front and rear, one full wall of built in wardrobes, built



in vanity wash hand basin to one corner, two radiators.

BEDROOM TWO 13' 5" x 9' 3" (4.09m x 2.82m)

Double glazed window to the side, door to an eaves storage area, picture rail surround, vanity wash hand basin with a fitted mirror above, radiator.

EAVES STORAGE 8' 9" x 4' 9" (2.66m x 1.45m)

Useful and totally enclosed walk-in storage.

BEDROOM THREE 10' 3" x 11' 4" (3.12m x 3.45m)

Double glazed window to the front, picture rail, corner blocked fireplace, radiator.

BEDROOM FOUR 11' 3" x 8' 5" (3.43m x 2.56m)

Double glazed window to the front, built in wardrobe, fireplace and radiator.

BATHROOM

Double glazed frosted window to the rear, large corner panelled bath with a wall mounted electric shower fitment, and a pedestal wash hand basin, tiled surrounds, tiled surrounds.

SEPARATE WC

Double glazed frosted window to the rear, low flush WC.

OUTSIDE

FRONT GARDEN & DRIVEWAY

The large front garden is mainly laid to lawn with established hedgerow and tree lined borders, There is also a large Carriage brick block Driveway with ample parking and access to a Detached Garage. The gardens extend to the side of the house and through to the rear Gardens.

DETACHED GARAGE

There is a Detached Garage with an up and over door, ample space to extend, subject to planning permission if required.

REAR GARDEN

A large rear garden with hedgerow and tree lined borders, there is a Timber Summerhouse also within the garden and a patio to the rear of the Lounge.



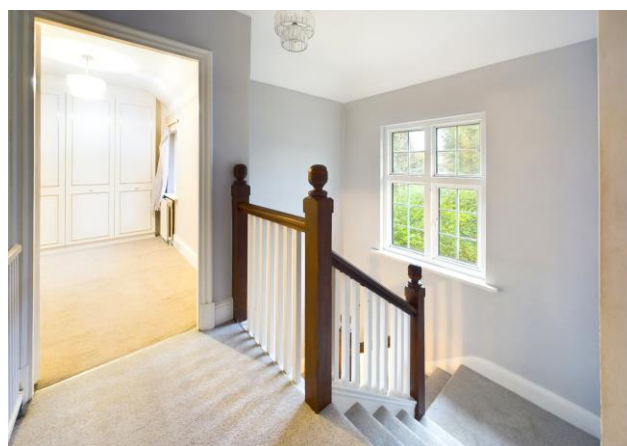
FLOORPLAN

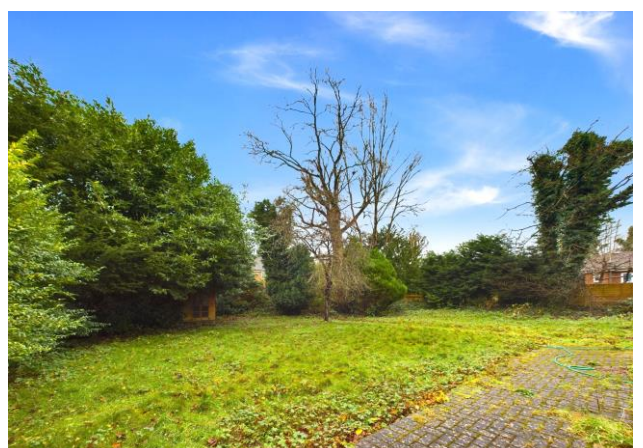
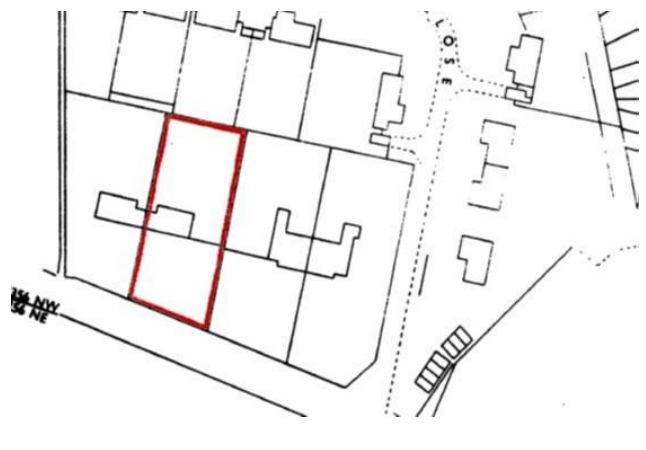


COUNCIL TAX

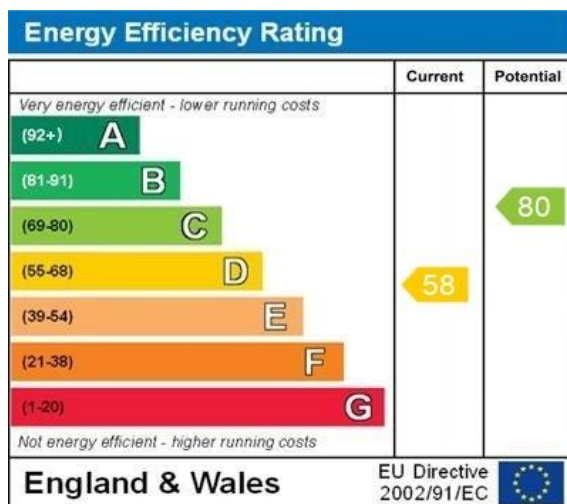
The current Council Tax Band is 'F', via Tandridge Council. Their website address to fully confirm the Council Tax Band and amount payable is: <https://www.tandridge.gov.uk/Council-tax/Your-council-tax-2024-2025>

18/12/2024





ENERGY PERFORMANCE CERTIFICATE (EPC)



DATA PROTECTION ACT 1998

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