



AGENTS NOTE: ALL PHOTOS WERE TAKEN PRE-TENANCY WHEN THE HOUSE WAS VACANT

1930'S BUILT DECEPTIVELY LARGE FAMILY HOME *LOUNGE 15' 6" x 11' 10" (4.72m x 3.61m) *
 *DINING ROOM 13' 0" x 11' 0" (3.96m x 3.36m) * *LOFT ROOM/BEDROOM 17' 0" x 12' 4" (5.18m x 3.76m)*
 THREE FURTHER BEDROOMS, TWO DOUBLE BEDROOMS AND A GOOD SIZE SINGLE BEDROOM
 EXTENDED 16' 6" x 7' 0" (5.02m x 2.14m) KITCHEN *DOUBLE GLAZED & GAS CENTRAL HEATING*

A LARGE FAMILY HOME WITH THREE BEDROOMS AND A USEFUL LOFT ROOM/BEDROOM conveniently located for local shops and Tesco's, transport links, schools and Greenbelt Countryside at Chaldon. The house has two large Reception Rooms and an extended Kitchen. In addition to the first floor Bedrooms there is a large Loft Room/Bedroom with skylight windows to the rear, a great 'Office from Home' if required. Outside there is an enclosed rear Garden and patio. **NO ONWARD HOUSE CHAIN!**

William Road, Caterham on the Hill, Surrey CR3 5NN
ASKING PRICE: 'Offers in Excess of' £500,000 FREEHOLD



DIRECTIONS

From Caterham on the Hill High Street turn left at the roundabout into Chaldon Road and then right into Westway. Take to second right into Livingstone Road and first left into William Road, the house is on the left hand side.

LOCATION

William 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 PORCH

Covered porch with courtesy light.

RECEPTION HALLWAY

Coved ceiling, staircase to the first floor landing, under stairs storage cupboard with electric and gas meter and fuse box, wood effect flooring and radiator.

LOUNGE 15' 6" x 11' 10" (4.72m x 3.61m)

Double glazed window, partly stained glass, to the front, coved ceiling, three wall light points, brick uilt fireplace with an open fire with display shelf, double radiator.

DINING ROOM 13' 0" x 11' 0" (3.96m x 3.36m)

Double glazed window to the rear, double glazed french doors to the rear garden. Picture rail surround, double radiator.

KITCHEN 16' 6" x 7' 0" (5.02m x 2.14m)

Double glazed window to the rear, double glazed door to the side accessing the patio. Range of wall and base units with matching worktops and tiled surrounds, four ring gas hob with an extractor fan above. Space and plumbing for a washing machine and space for a tumble dryer. One and a half bowl stainless steel sink unit with a mixer tap and cupboards under. Recess space for a fridge/freezer, built-in electric oven and grill, wood effect flooring. Wall mounted 'Potterton' gas central heating boiler, servicing hatch to the Dining Room.

FIRST FLOOR ACCOMMODATION

LANDING

Return staircase to the Loft Room/Bedroom, built -in Airing Cupboard and storage.

BEDROOM ONE 14' 7" x 11' 0" (4.45m x 3.36m)

Double glazed shallow bay window to the front, coved ceiling and double radiator.

BEDROOM TWO 13' 0" x 11' 0" (3.96m x 3.36m)

Double glazed window to the rear, coved ceiling and double radiator.

BEDROOM THREE 8' 6" x 7' 0" (2.58m x 2.14m)

Double glazed window to the front, coved ceiling and radiator.

BATHROOM

Double glazed frosted window to the rear, white suite comprising of a large corner bath with separate taps and a mixer shower attachment, pedestal wash hand basin and a low flush WC, tiled wall surrounds.



LOFT ROOM/BEDROOM 17' 0" x 12' 4" (5.18m x 3.76m)
Two double glazed skylight windows to the rear, access to Eaves Storage Cupboards to the front and rear, double radiator.

OUTSIDE

FRONT GARDEN

Pathway and an area of front garden with a flowerbed.

REAR GARDEN

The rear garden is mainly laid to lawn with enclosed panelled fencing and a timber shed.

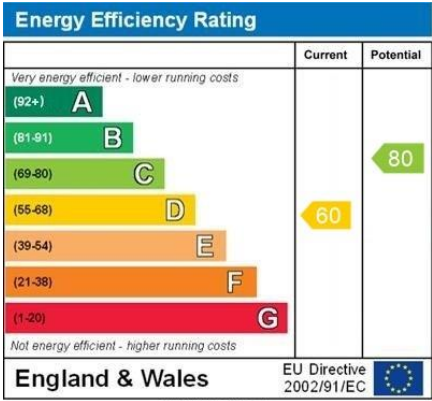
COUNCIL TAX

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>.

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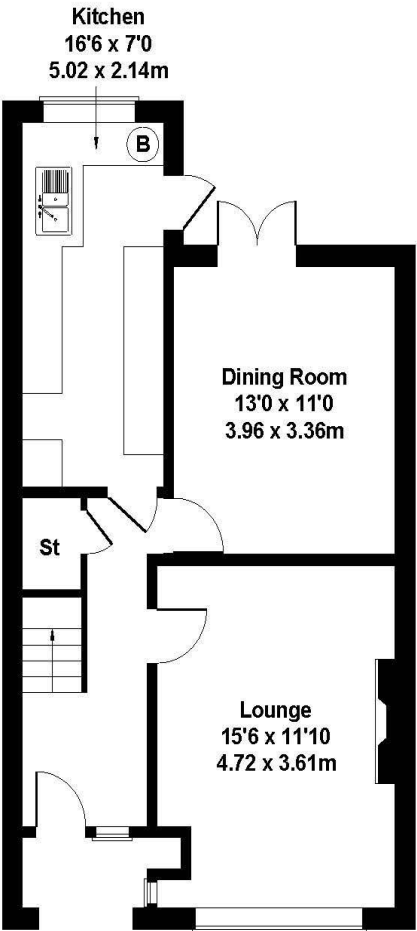
ENERGY PERFORMANCE CERTIFICATE (EPC)



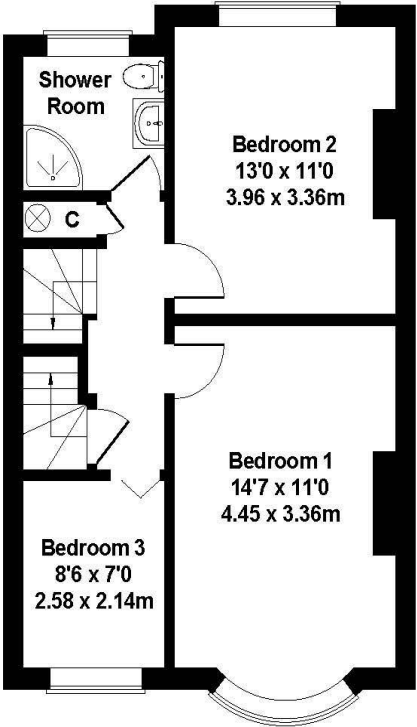
FLOORPLAN

William Road

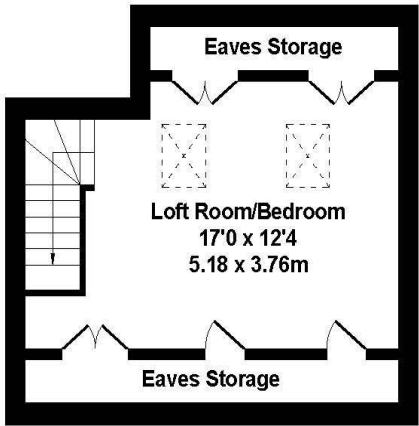
Approximate Gross Internal Area
1302 sq ft - 121 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



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