



A DETACHED THREE DOUBLE BEDROOM HOUSE, EN-SUITE & FAMILY BATHROOM

THREE RECEPTIONS, 20' 6" x 18' 2" (6.24m x 5.53m) LIVING ROOM - OPEN PLAN LOUNGE/DINING ROOM

11' 0" x 10' 3" (3.35m x 3.12m) KITCHEN/BREAKFAST ROOM* *15' 2" x 7' 0" (4.62m x 2.13m) FAMILY ROOM

DOUBLE WIDTH DRIVEWAY, ENCLOSED REAR GARDEN* *QUIET RESIDENTIAL ROAD, NO ONWARD CHAIN!

A UNIQUE THREE BEDROOM DETACHED HOUSE which has been extended to the rear to offer versatile and deceptively large accommodation. On the ground floor there is an open plan Living Room with two distinct areas and a separate Family Room adjacent to the Kitchen. On the first floor the main Bedroom has an En-suite Shower Room and two other Double Bedrooms and a large Family Bathroom. There is a Driveway with off road parking for several vehicles and an enclosed rear Garden, **NO ONWARD CHAIN!**

Bourne Lane, Caterham on the Hill, Surrey CR3 5SP

ASKING PRICE: 'Offers in Excess of' £550,000 FREEHOLD



DIRECTIONS

From Caterham on the Hill High Street proceed straight on at the roundabout into Town End, turn left into Banstead Road and first right into Foxon Lane, take the third left turn into Bourne Lane, the house is on the right-hand side towards the end of 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 butcher, 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

ENTRANCE HALLWAY

Double glazed and UPVC front door, return staircase to the first-floor landing, tiled flooring and double radiator.

LIVING ROOM - OPEN PLAN LOUNGE/DINING ROOM

20' 6" x 18' 2" (6.24m x 5.53m)
Double glazed window to the side and double glazed windows to the rear either side of french doors to the rear Garden. Feature fireplace with an inset gas flame effect fire, telephone point, two radiators.

KITCHEN/BREAKFAST ROOM 11' 0" x 10' 3" (3.35m x 3.12m)

Double glazed windows to the front and side, range of modern wall and base units with matching worktops, one and a half bowl sink unit with single drainer, mixer tap and cupboards under. Built in electric oven and grill plus a four ring gas hob with an extractor fan above, space and plumbing for a washing machine and a dishwasher, recess space for a fridge/freezer, tiled flooring and surrounds. access to:

FAMILY ROOM (Currently used as a Bedroom)

15' 2" x 7' 0" (4.62m x 2.13m)
Double glazed window to the front, access to a meter cupboard, base units to one wall, wood effect flooring, double radiator.

FIRST FLOOR ACCOMMODATION

LANDING

Access to the loft via a retractable ladder.

BEDROOM ONE 12' 0" x 9' 4" (3.65m x 2.84m)

Double glazed window to the front, coved ceiling, double radiator, door to:

EN-SUITE SHOWER ROOM 6' 7" x 5' 7" (2.01m x 1.70m)

Double glazed frosted window to the side, modern suite comprising of a corner shower cubicle with a sliding door access and a mixer shower fitment, vanity wash hand basin and a low flush WC with a concealed cistern. Inset spotlighting, tiled walls and flooring, fitted towel rail.

BEDROOM TWO 11' 0" x 9' 6" (3.35m x 2.89m)

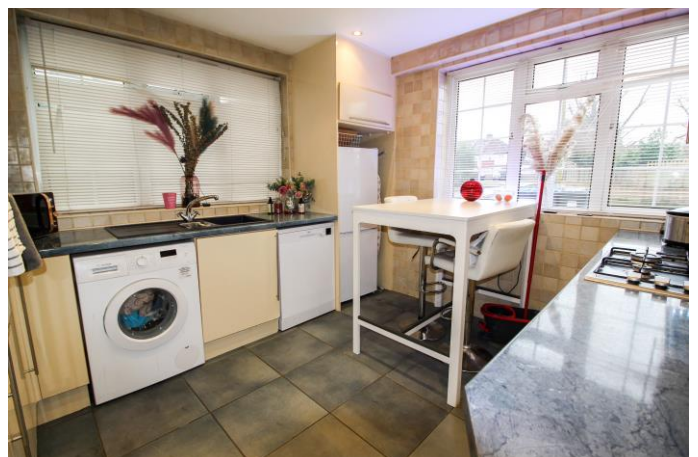
Double glazed window to the front, double radiator.

BEDROOM THREE 11' 0" x 8' 2" (3.35m x 2.49m)

Double glazed window to the rear, double radiator.

FAMILY BATHROOM 8' 7" x 7' 0" (2.61m x 2.13m)

Double aspect with double glazed frosted windows to the front and side, fully tiled walls and flooring.



PA. Jones Property Solutions, Residential Sales & Lettings
77-79 High Street, Caterham, Surrey CR3 5UF
Sales: 01883 348035 Lettings: 01883 343355 Email: info@pajonespropsolutions.co.uk
www.pajonespropsolutions.co.uk

Modern white suite comprising of a large sunken style tiled panelled bath with a mixer tap plus a mixer shower fitment with a hand held shower and an overhead shower rose, vanity wash hand basin and a low flush WC with a concealed cistern. Wall mounted towel rail, inset spotlighting and an extractor fan.

OUTSIDE

DRIVEWAY

Double width herringbone brick block driveway with ample parking for several vehicle. A path extends to the side of the house leading to the front door and side access to the rear Garden.

REAR GARDEN

There is a paved patio to the rear of the house and a path to the rear of the Garden leading to a wooden decked area and a Garden Shed. Two areas of lawn and enclosed panelled fencing to all sides

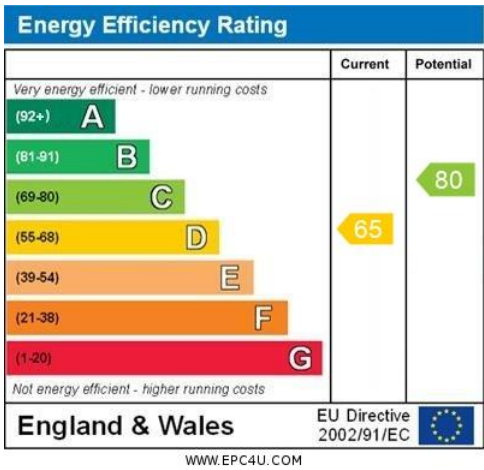
COUNCIL TAX

The current Council Tax Band is 'E', 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>

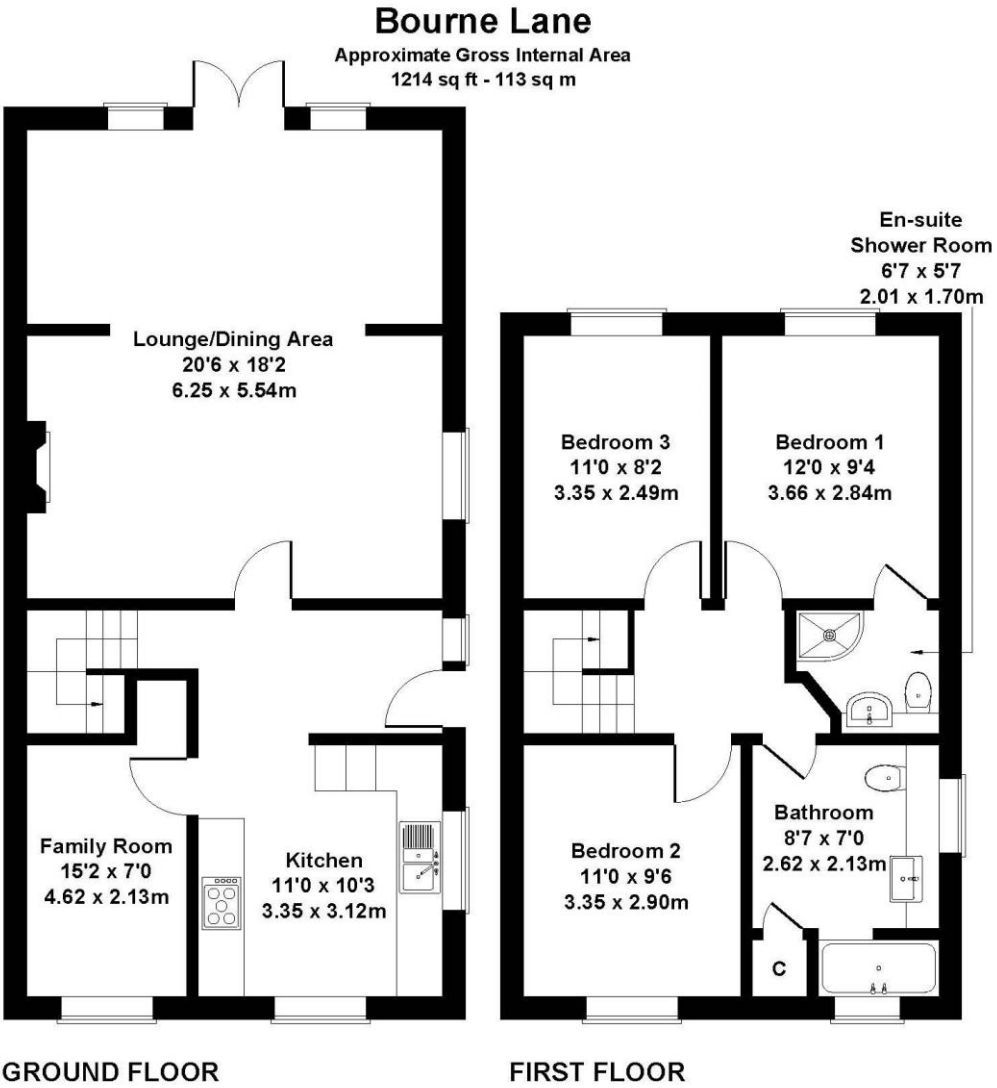
20/2/2025



ENERGY PERFORMANCE CERTIFICATE (EPC)



FLOORPLAN



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



DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from us will be processed by P A Jones Property Solutions, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

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.

THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: It is a legal requirement that the property is presented accurately and in a way not to mis-lead a potential buyer in relation to the property particulars. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

PA. Jones Property Solutions, Residential Sales & Lettings
77-79 High Street, Caterham, Surrey CR3 5UF
Sales: 01883 348035 Lettings: 01883 343355 Email: info@pajonespropsolutions.co.uk
www.pajonespropsolutions.co.uk