

**\*LARGE SPLIT-LEVEL TWO DOUBLE BEDROOM MAISONETTE\***

**\*15' 7" x 12' 3" (4.75m x 3.73m) LIVING ROOM - SEPARATE KITCHEN\* \*14' 9" x 9' 0" (4.50m x 2.75m)**

**TOP FLOOR BEDROOM ONE\* \*12' 8" x 9' 3" (3.85m x 2.83m) BEDROOM TWO\***

**\*MODERN BATHROOM SUITE, DOUBLE GLAZED & GAS CENTRAL HEATING\***

**\*CONVENIENT LOCATION CLOSE TO LOCAL SHOPS, SCHOOLS AND COUNTRYSIDE WALKS!\***

**A DECEPTIVELY LARGE AND VERSATILE TWO DOUBLE BEDROOM SPLIT-LEVEL MAISONETTE**, ideally located within easy reach of local shops and transport links into Caterham and north towards Coulsdon. The accommodation is set out over three levels, there is a large Living Room, a modern style Kitchen and Bathroom plus two Double Bedrooms. The property has gas central heating and is double glazed throughout.

**AN IDEAL FIRST HOME/INVESTMENT PROPERTY, VIEWING RECOMMENDED!**

**Banstead Road, Caterham, Surrey CR3 5QF**

**ASKING PRICE: £269,950 LEASEHOLD**



### **DIRECTIONS**

From the High Street in Caterham on the Hill proceed along Town End, at the staggered junction turn left into Banstead Road, the property is on the right hand side at the junction of Cromwell Road.

### **LOCATION**

The maisonette 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, a level walk from the property, 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 half 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 PROTECTED COUNTRYSIDE.**

## **ACCOMMODATION**

### **GROUND FLOOR ENTRANCE**

#### **ENTRANCE PORCH**

Double glazed UPVC front door, large sunken coir doormat, multi-paned glazed door leading to the Entrance Hallway. Inset spotlighting, cupboard with electric meter, fuse box and gas meter.

### **ENTRANCE HALLWAY**

Stairs to the first floor landing, double radiator, split-level hallway and landings between the floors.

### **FIRST FLOOR**

#### **BATHROOM** 6' 11" x 5' 7" (2.10m x 1.71m)

Double glazed frosted window to side aspect, white modern suite comprising of a panelled bath with a mixer shower fitment and folding shower screen, pedestal wash hand basin and a low flush WC, tiled walls and surrounds, double radiator.

#### **KITCHEN** 10' 2" x 7' 0" (3.09m x 2.14m)

Double glazed window to the rear, range of wall and base units with matching worktops and tiled surrounds. Single bowl stainless steel sink unit with a mixer tap and cupboards under, built in electric double oven with a four ring gas hob and an extractor fan above, space and plumbing for a washing machine and space and plumbing for a dishwasher, space for an upright fridge/freezer.

### **LANDING**

Double radiator, stairs to the top floor.

#### **LIVING ROOM** 15' 7" x 12' 3" (4.75m x 3.73m)

Two double glazed windows to the front, coved ceiling with inset spotlights, TV point, feature fireplace, double radiator.

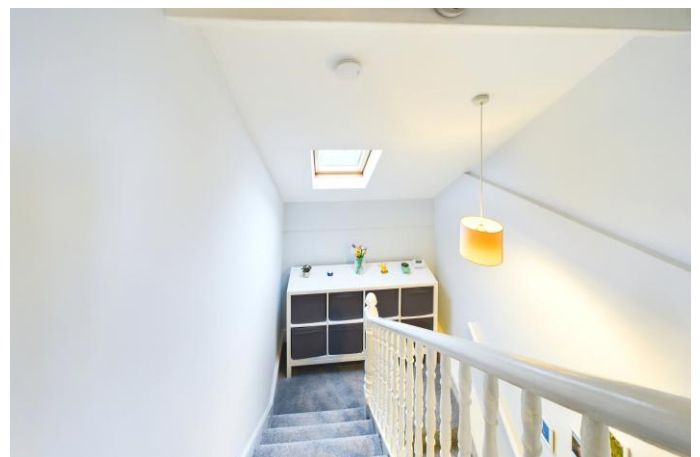
#### **BEDROOM TWO** 12' 8" x 9' 3" (3.85m x 2.83m)

Double glazed window to the rear, large built in storage cupboard, coved ceiling, double radiator.

### **SECOND FLOOR**

#### **HALF LANDING**

Double glazed skylight window to the rear, stairs to Bedroom One.





**BEDROOM ONE** 14' 9" x 9' 0" (4.50m x 2.75m)

Double glazed window to the side aspect, access into eaves storage to both sides of the room. There is a recessed area to one side of the room with space for hanging and shelves plus free standing drawer units if required. Inset spotlighting and double radiator.

**LEASEHOLD INFORMATION & COUNCIL TAX**

**LEASE TERM:** 99 years from 7/3/2014

**MAINTENANCE/SERVICE CHARGE:** £504.00 pa

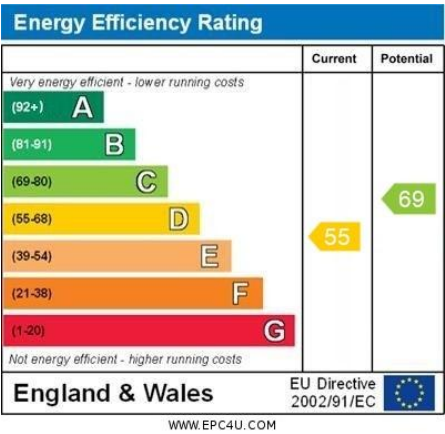
**GROUND RENT:** Nil

**COUNCIL TAX:** The current Council Tax Band is 'C', 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-2023-2024>.

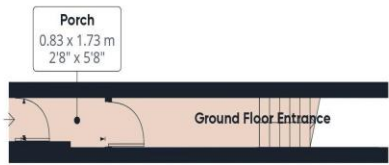
22/2/2025



**ENERGY PERFORMANCE CERTIFICATE (EPC)**



FLOORPLAN



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
59.28 m<sup>2</sup>  
638.09 ft<sup>2</sup>



Floor 2

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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