



**\*LARGE DETACHED THREE BEDROOM BUNGALOW, POPULAR RESIDENTIAL ROAD\***

**\*17' 7" x 18' 3" (5.36m x 5.55m) LIVING ROOM WITH VIEWS TO THE SECLUDED GARDEN\***

**\*13' 0" x 8' 11" (3.95m x 2.72m) MODERN STYLE KITCHEN PLUS SEPARATE UTILITY ROOM\***

**\*UNIQUE INNER HALLWAY WITH WARDROBES/STORAGE - 9' 11" x 13' 9" (3.01m x 4.20m) \***

**\*BEDROOM ONE WITH WARDROBES AND ENSUITE BATHROOM, BEDROOM TWO WITH WARDROBES\***

**\*GREAT POTENTIAL TO CREATE LOFT ACCOMMODATION (STPP) - NO ONWARD CHAIN ! \***

**AN EXTENDED THREE BEDROOM DETACHED BUNGALOW** located in a popular residential road in Caterham on the Hill. The property has a large driveway providing ample parking space and a level secluded **SOUTH FACING** Rear Garden. There is a 17' 7" x 18' 3" (5.36m x 5.55m) rear facing Living Room with access to a modern 8' 11" x 13' 0" (2.72m x 3.95m) Kitchen. There is a large Inner Hallway (former Lounge) and three great size Bedrooms with an En-suite to Bedroom One. The Bungalow has potential to extend into the loft, subject to planning permission. Some updating is required, mainly redecoration. **NO ONWARD CHAIN, VIEWING RECOMMENDED!**

**Matlock Road Caterham CR3 5HP – ASKING PRICE: £595,000 FREEHOLD**



### **DIRECTIONS**

From the High Street in Caterham on the Hill, proceed straight on at the roundabout into Town End and continue straight on into Buxton Lane, take the first right turn into Matlock Road, the property is on the right hand side.

### **LOCATION**

The Bungalow is located within half 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**

#### **FULLY ENCLOSED ENTRANCE PORCH**

#### **ENTRANCE HALLWAY 11' 6" x 4' 3" (3.50m x 1.30m)**

Multi-paned frosted glazed front door to the Hallway, access to the loft via a retractable ladder, doors to Bedroom One & Two, archway to:

#### **LARGE INNER HALLWAY 9' 11" x 13' 9" (3.01m x 4.20m)**

Coved ceiling, wall of built-in cupboards/wardrobes, double radiator. Frosted glazed and panelled double

doors to the Living Room, access to the third Bedroom, Utility Room and the Bathroom.

#### **LIVING ROOM 17' 7" x 18' 3" (5.36m x 5.55m)**

Large double glazed bay window with a window shelf with views onto the Rear Garden, door to the patio, feature fireplace and double radiator, moulded coved ceiling, wall light points, door to:

#### **KITCHEN 13' 0" x 8' 11" (3.95m x 2.72m)**

Large double glazed window to the rear with a Breakfast Bar seating area with two high chairs, door to the Utility Room. Range of modern wall and base units with matching worktops and tiled surrounds, one and a half bowl sink unit with a mixer tap and cupboards under. Built in electric oven and grill plus a four ring electric hob with an extractor fan above. Space and plumbing for a dishwasher, tiled flooring throughout and a double radiator.

#### **UTILITY ROOM 8' 6" x 5' 11" (2.60m x 1.80m)**

Double glazed frosted door to the side access, range of wall and base units to one wall, single bowl stainless steel sink unit with a mixer tap and cupboards under, space and plumbing for a washing machine and space for a tumble dryer. Wall mounted Potterton Gas Central Heating Boiler, tiled walls and tiled flooring.

#### **BEDROOM ONE 13' 6" x 10' 4" (4.11m x 3.15m)**

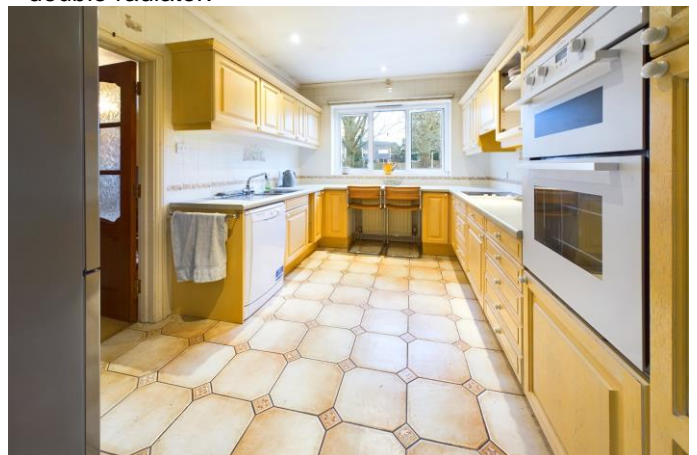
Double glazed square bay window to the front, coved ceiling, wall of built in wardrobes and drawers, double radiator, door to:

#### **ENSUITE BATHROOM 8' 8" x 5' 5" (2.65m x 1.66m)**

Double glazed frosted window to the side, modern white suite comprising of a panelled bath with a mixer tap, vanity wash hand basin and a low flush WC with a concealed cistern, tiled walls and flooring, double radiator.

#### **BEDROOM TWO 13' 5" x 10' 11" (4.09m x 3.33m)**

Double glazed square bay window to the front, coved ceiling, wall light points, wall of built in wardrobes, double radiator.



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### **BEDROOM THREE** 8' 8" x 8' 0" (2.65m x 2.43m)

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

### **BATHROOM** 8' 6" x 7' 5" (2.60m x 2.26m)

Double glazed frosted window to the side, white suite comprising of a wood panelled bath with a mixer tap and an **AQUALISA** mixer shower fitment, vanity wash hand basin and a low flush WC with a concealed cistern. Built in airing cupboard with a hot water tank and shelving, double radiator, tiled surrounds and flooring.

### **OUTSIDE**

### **DRIVEWAY**

There is a large driveway with ample parking for multiple vehicles if required, secure side access leading to the rear garden.

### **SOUTH FACING REAR GARDEN**

A large level secluded rear garden with enclosed fencing to all sides. There is a large patio and level lawn and a timber Garden Shed. The Garden faces in a southerly direction and has great potential to create a landscaped Garden with many plants.

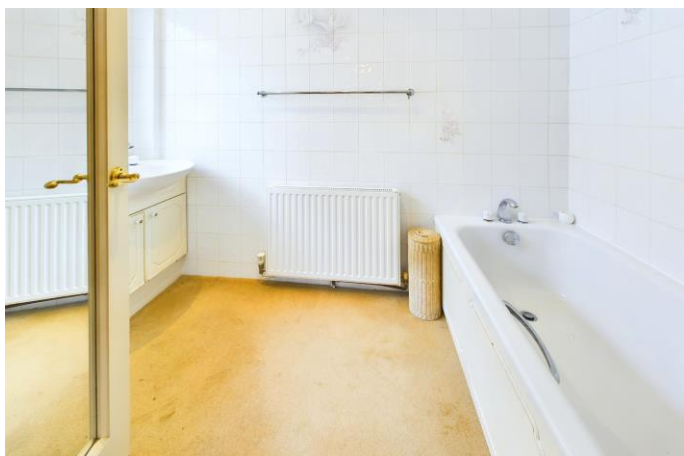
### **SINGLE GARAGE**

There is also a Garage to the side of the bungalow with a door leading to the rear Garden.

### **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>

**25/2/2025**



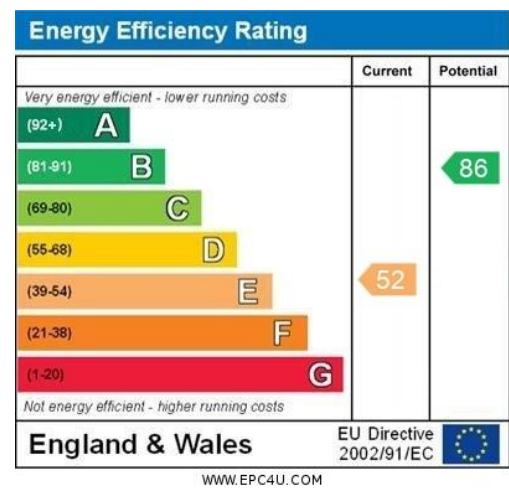
FLOORPLAN







## ENERGY PERFORMANCE CERTIFICATE (EPC)



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