



**\*A DETACHED FOUR DOUBLE BEDROOM FAMILY HOME ON A THIRD OF AN ACRE PLOT\***

**\*LARGE RECEPTION HALLWAY 17' 6" x 8' 3" (5.33m x 2.51m)\***

**\*LOUNGE 22' 11" x 12' 5" (6.98m x 3.79m) PLUS CONSERVATORY 12' 8" x 11' 9" (3.85m x 3.59m)\***

**\*LARGE KITCHEN/BREAKFAST ROOM 15' 4" x 13' 5" (4.67m x 4.08m)\* \*MODERN EN-SUITE SHOWER & BATHROOM\* \*DOUBLE INTEGRAL GARAGE 17' 5" x 15' 2" (5.32m x 4.62m) - NO ONWARD HOUSE CHAIN! \***

**A SUBSTANTIAL DETACHED FOUR DOUBLE BEDROOM FAMILY HOME**, located in a sought-after residential road in Caterham on the Hill. Set on a plot of a **THIRD OF AN ACRE** with a large, secluded South Facing rear Garden. The property has a large Reception Hallway accessing a Lounge, Conservatory, further Reception Room and an Integral Double Garage. There is a great size Kitchen/ Breakfast Room with views to the rear Garden. The Master Bedroom has an En-suite Shower Room, all four Bedrooms have built in wardrobes/cupboards. **AN IMPRESSIVE FAMILY HOME, NO ONWARD HOUSE CHAIN!**

**Salmons Lane West, Caterham, Surrey CR3 5LT**

**ASKING PRICE: £900,000 FREEHOLD**



### **DIRECTIONS**

From Caterham on the Hill High Street proceed straight over the roundabout into Town End, at the staggered junction turn right into Burntwood Lane and then left at the traffic lights into Whyteleafe Road. Take the fourth left into Salmons Lane West, the house is on the left hand side.

### **LOCATION**

The house is in a highly desirable residential road within easy reach of local shops in Caterham on the Hill. Whyteleafe & Whyteleafe South Station are within walking distance of the house with services into London. There are also many fine schools for all age groups within the area of Caterham and Whyteleafe within the private and public sectors. The commuter by car also has the benefit of the M25 motorway which can be accessed at Godstone junction 6.

Caterham Valley has a more comprehensive selection of High Street shops, including a Waitrose, Lidl and Morrisons Supermarket. Locally there is a Sports Centre within half a mile at De Stafford School in Burntwood Lane and a Golf Course in Chaldon with stunning views over greenbelt countryside. The area has many fine open spaces including Manor Park, Kenley Common and Aerodrome (gliders only) and the North Downs.

**A GREAT LOCATION FOR FAMILY LIVING CLOSE TO THE TOWN AND COUNTRYSIDE.**

### **ACCOMMODATION**

#### **ENTRANCE PORCH**

Double glazed windows and doors, tiled flooring and light.

#### **RECEPTION HALLWAY** 17' 6" x 8' 3" (5.33m x 2.51m)

Slight L-shaped, double glazed frosted window to the side and a part panelled and frosted glazed front door. Coved ceiling, staircase to the first floor, useful built-in storage cupboard, telephone point and double radiator.

#### **CLOAKROOM** 6' 11" x 3' 10" (2.11m x 1.17m)

Double glazed frosted window to the side, vanity wash hand basin and a low flush WC, radiator.

#### **LOUNGE** 22' 11" x 12' 5" (6.98m x 3.79m)

Double glazed window to the front, fireplace with display shelving to the left hand side, TV point and two radiators. Sliding patio doors leading to a Conservatory.

#### **CONSERVATORY** 12' 8" x 11' 9" (3.85m x 3.59m)

Double glazed windows to three sides with double doors leading to a patio. A pitched roof design with fitted pull down blinds to all the windows and the roof, power points and a TV point. Electric underfloor heating.

#### **SECOND RECEPTION ROOM** 10' 3" x 10' 1" (3.13m x 3.07m)

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

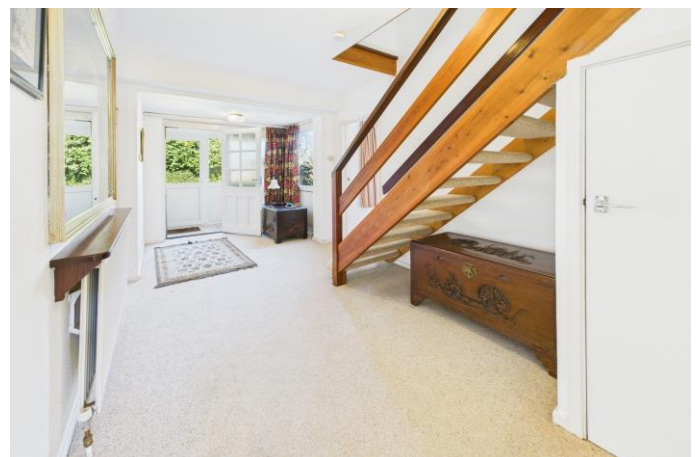
#### **KITCHEN/BREAKFAST ROOM** 15' 4" x 13' 5" (4.67m x 4.08m)

A large Kitchen/Breakfast Room with a Central Island with a four ring gas hob with a large overhead extractor fan unit above. There is a double glazed window to the rear with views over the Garden and a double glazed and panelled door to the side access path. Range of wall and base units in white with worktops, double bowl stainless steel sink unit with a single drainer and cupboards below, built-in electric double oven and grill, space for a fridge/freezer and space and plumbing for a washing machine. Tiled surrounds and tiled flooring, wall mounted Worcester combination boiler.

### **FIRST FLOOR ACCOMMODATION**

#### **LANDING**

Loft access with a retractable ladder, airing cupboard with a single electric bar heater and slatted shelving.





**MASTER BEDROOM** 17' 5" x 12' 5" (5.32m x 3.78m)

Large double glazed window to the front, built-in deep double wardrobe with hanging and shelf space, further wall of built in fitted wardrobes to the opposite wall, double radiator. Door to:

**EN-SUITE SHOWER ROOM** 8' 1" x 3' 10" (2.47m x 1.18m)

Double glazed frosted window to the front, modern white suite comprising of a double size shower cubicle with a mixer shower attachment, vanity wash hand basin with light and shaver point above, bidet and a low flush WC, chrome fitments throughout. Wall mounted electric heated towel rail, tiled flooring and walls.

**BEDROOM TWO** 12' 5" x 12' 4" (3.79m x 3.77m)

Double glazed window to the front, built-in double wardrobe, double radiator.

**BEDROOM THREE** 12' 9" x 10' 2" (3.88m x 3.09m)

Double glazed window to the rear, deep built-in cupboard with fitted shelving, radiator.

**BEDROOM FOUR** 10' 1" x 8' 9" (3.08m x 2.67m)

Double glazed window to the rear, large built-in double wardrobe. radiator.

**BATHROOM** 8' 8" x 5' 9" (2.65m x 1.74m)

Two double glazed frosted windows to the rear, modern white suite comprising of a panelled bath with a mixer tap and a separate shower fitment, vanity wash hand basin and a low flush WC with a concealed cistern. Heated towel rail / radiator, tiled walls.



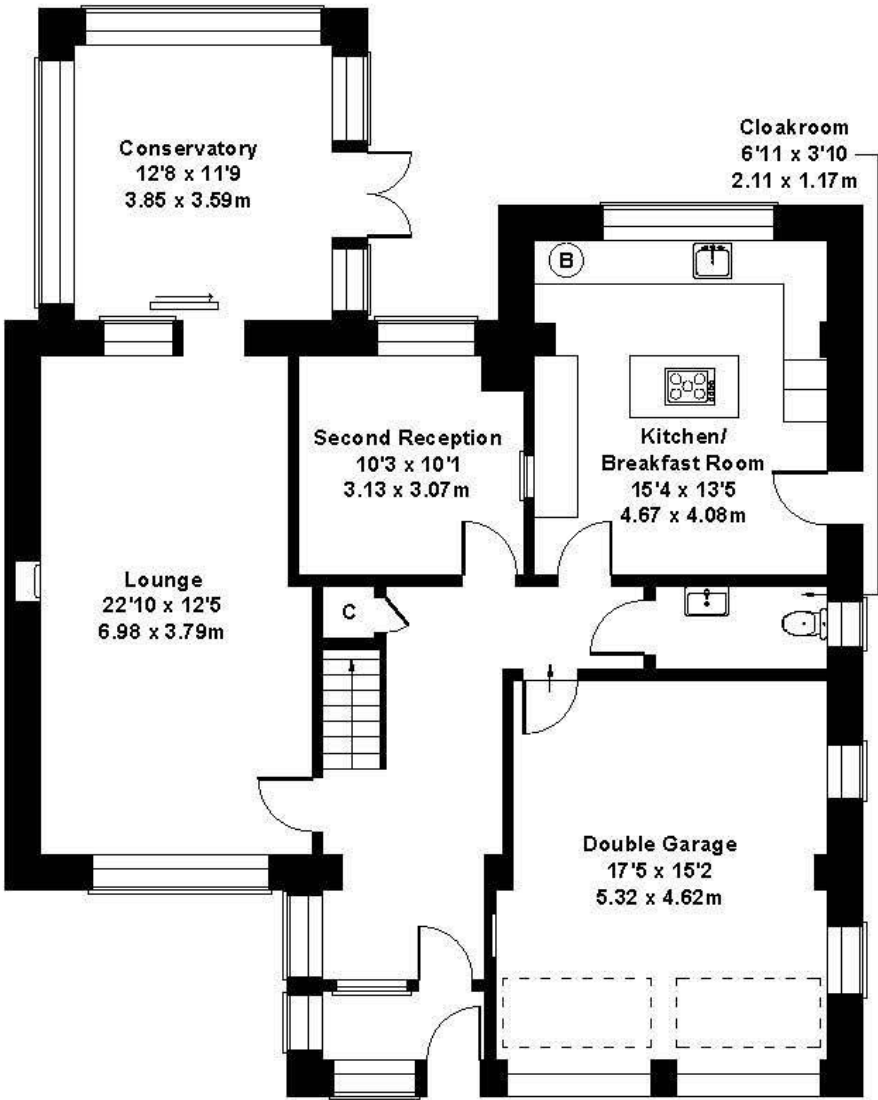
**ENERGY PERFORMANCE CERTIFICATE (EPC)**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

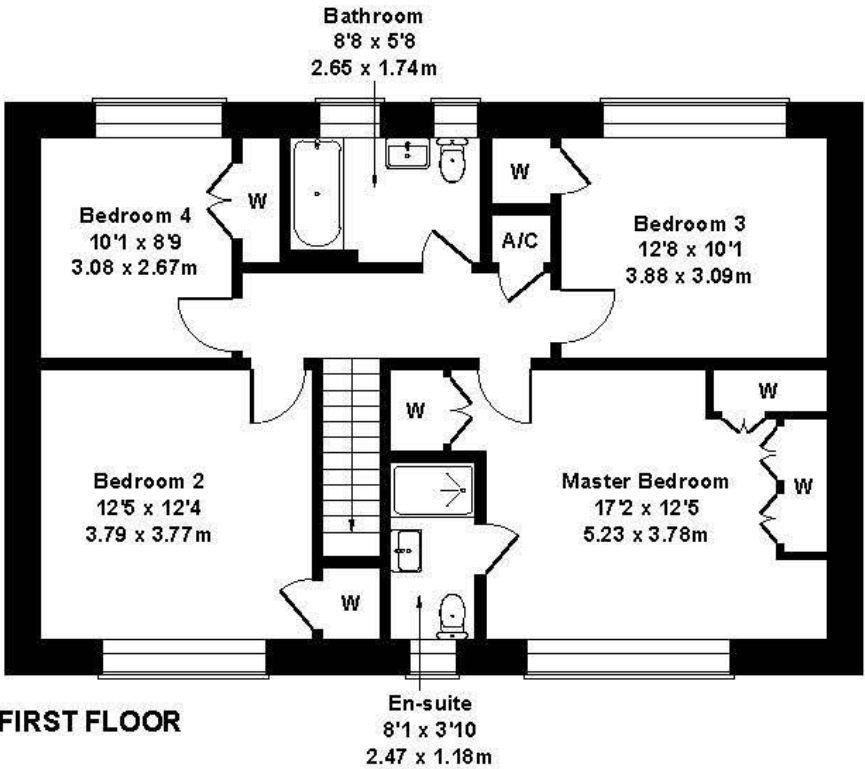


Salmons Lane West

Approximate Gross Internal Area  
2110 sq ft - 196 sq m



GROUND FLOOR



FIRST FLOOR



## OUTSIDE

### FRONT GARDEN & DRIVEWAY

The front garden has a tree-lined front border and a wide driveway to the Double Garage. There is also a level lawn area with a hedgerow border to one side. Secure side access.

### DOUBLE INTEGRAL GARAGE 17' 5" x 15' 2" (5.32m x 4.62m)

There are two electrically operated up and over doors, two double glazed frosted windows to the side, electric fuse box and gas meter. The Garage is approached via a wide and long driveway providing ample off-road parking for several vehicles.

### REAR GARDEN

A large level rear **SOUTH FACING** garden with an extensive lawn backing onto a tree-lined border. The sides of the garden are a mix of hedgerow and fenced borders. To the rear of the house there is a patio, and a timber Garden Shed which is to remain. A great size garden for a family to enjoy.

### COUNCIL TAX

The current Council Tax Band is 'G', 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>.

12/3/2025







#### DATA PROTECTION ACT 1998

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