



**\*A THREE BEDROOM SEMI DETACHED HOUSE WITH TWO RECEPTION ROOMS\***  
**\*18' 1" x 11' 8" (5.52m x 3.55m) narrowing to 9'7" (2.92m) REAR FACING LIVING ROOM\***  
**\*13' 2" x 12' 8" (4.01m x 3.86m) DINING ROOM\* \*EXTENDED KITCHEN 16' 1" x 5' 9" (4.89m x 1.75m)\***  
**\*GAS CENTRAL HEATING & DOUBLE GLAZED WINDOWS\* \*GARAGE & DRIVEWAY, POPULAR ROAD\***  
**\*NO ONWARD HOUSE CHAIN!**

**A THREE BEDROOM 1930'S BUILT SEMI-DETACHED HOUSE** with a driveway and a Garage to the side and a level **SOUTH FACING SECLUDED** rear Garden located in a popular no through road. On the ground floor there is an extended Lounge and Kitchen as well as a front Reception Room and three Bedrooms on the first floor and a Bathroom. To the side of the house there is a single Garage approached via a brick block driveway with ample parking for two vehicles. **A GREAT FIRST HOUSE PURCHASE, NO ONWARD CHAIN!**

**Spencer Road, Caterham on the Hill, Surrey CR3 5LB**  
**ASKING PRICE: £495,000 FREEHOLD**



### **DIRECTIONS**

From the High Street in Caterham on the Hill proceed straight on over the roundabout into Town End, turn left into Banstead Road and then first right into Foxon Lane. Take the third turning on the left hand side into Spencer Road, the house is on the left hand side just before the road bears right.

### **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 window to the side and a part frosted glazed and panelled front door, picture rail surround and radiator. Return staircase to the first floor landing, under stairs cupboard housing the electric and gas meter plus fuse box.

### **FRONT RECEPTION ROOM / DINING ROOM**

*13' 2" x 12' 8" (4.01m x 3.86m)*

Double glazed bay window to the front, picture rail surround, two wall light points, tiled fireplace and radiator.

### **LIVING ROOM**

*18' 1" x 11' 8" (5.52m x 3.55m)*  
*narrowing to 9' 7" (2.92m)*

Double glazed window and door to the rear Garden, serving hatch to the Kitchen, coved ceiling, TV point and two radiators.

### **KITCHEN**

*16' 1" x 5' 9" (4.89m x 1.75m)*

Extended Kitchen with a double glazed window to the rear and a high level double glazed window to the side, door to the Garage. Wall mounted gas central heating boiler, range of wall and base units with a mixer tap and cupboards under, plumbing and space for a washing machine, half tiled surrounds and coved ceiling. Under stairs storage cupboard / larder with a recess space below which is ideal for an under counter freezer, double radiator.

### **FIRST FLOOR ACCOMMODATION**

#### **LANDING**

Double glazed window to the side aspect, picture rail surround, access to the loft via a retractable ladder.

### **BEDROOM ONE**

*13' 2" into bay x 10' 1" (4.01m into bay x 3.08m)*

Double glazed bay window to front, picture rail surround and radiator.

### **BEDROOM TWO**

*11' 8" x 8' 6" (3.55m x 2.60m)*

Double glazed window to the rear, picture rail surround, airing cupboard with a hot water tank and shelving, radiator.

### **BEDROOM THREE**

*7' 3" x 6' 0" (2.20m x 1.82m)*

Double glazed window to the front, picture rail surround, radiator.





### **BATHROOM** 6' 11" x 6' 0" (2.12m x 1.83m)

Double glazed frosted window to the rear, white suite comprising of a panelled bath with separate taps and a separate **TRITON** electric shower fitment with a shower curtain rail, pedestal wash hand basin and a low flush WC. Tiled surrounds and radiator.

### **OUTSIDE**

### **GARAGE & DRIVEWAY** 19' 5" x 9' 6" (5.91m x 2.90m)

Up and over door, door and window to the rear Garden, door to Kitchen. There is power and light and an outside tap within the Garage. The Garage is approached by a herringbone style brick block driveway with off road parking for two vehicles.

### **REAR GARDEN**

A level secluded and fully enclosed rear Southerly Aspect Garden with a patio, lawn area and a path to the rear of the plot. There are a mix of panelled fencing and hedgerow borders to the rear and both sides with surrounding herbaceous borders.

### **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>

17/3/2025

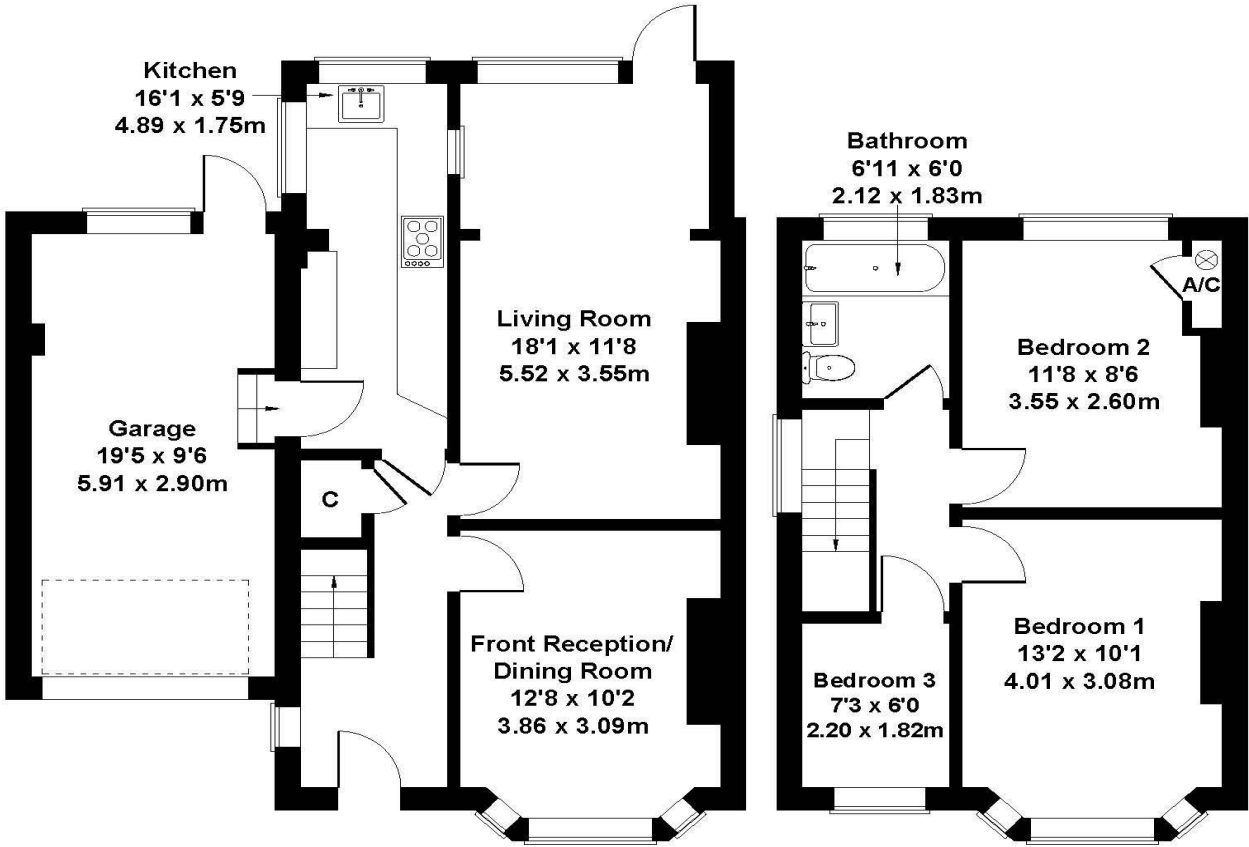
### **ENERGY PERFORMANCE CERTIFICATE (EPC)**

**Ordered 17/3/2025**



**FLOORPLAN**

**Spencer Road**  
Approximate Gross Internal Area  
1119 sq ft - 104 sq m



**GROUND FLOOR**

**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2025  
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