



THREE BEDROOMS HOUSE WITH A GARAGE AND OFF ROAD PARKING SPACE
27' 0" x 13' 2" (8.22m x 4.01m) narrowing to 9'8" (2.94m) OPEN PLAN LOUNGE/DINING ROOM
SEPARATE KITCHEN AND SUN ROOM* *FIRST FLOOR BATHROOM, GAS CENTRAL HEATING
***DOUBLE GLAZED THROUGHOUT* *LEVEL 70' REAR GARDEN, NO ONWARD HOUSE CHAIN! ***

A DECEPTIVELY LARGE THREE BEDROOM HOUSE with a 27' X 13'7 open plan Living Room and a separate Kitchen and Sun Room. Outside there is a secluded rear Garden with a patio, lawn area and a path leading to the Garage and rear access. Located in a popular residential road within half a mile of local shops and amenities. **GREAT POTENTIAL TO IMPROVE AND EXTEND TO THE REAR, NO ONWARD CHAIN, VIEWING RECOMMENDED!**

Homestead Road, Caterham on the Hill, Surrey CR3 5RN
ASKING PRICE: £439,950 FREEHOLD



DIRECTIONS

From the High Street in Caterham on the Hill, turn into Court Road, take the second left into Homestead Road, the property is located on the right-hand side towards the end of the road.

LOCATION

The house is in a tree lined residential road within half a mile of the High Street in Caterham on the Hill.

The area benefits from a wide range of local and High Street shops and amenities. Caterham also has a sports centre at De Stafford School, a good selection of schools for all age groups in both the public and private sectors, and excellent bus service to the local surrounding area and into Croydon and trains from Caterham Railway Station into Central London.

Within a quarter of a mile there is access to Queens Park, a popular recreation area which has a Bowling Club, Croquet Lawn, Tennis Courts, Football, Cricket & Rugby Pitches as well as many fine open spaces. Chaldon is also nearby with large areas of Greenbelt countryside and woodland.

**A GREAT LOCATION FOR
TOWN AND COUNTRY LOVERS !**

ACCOMMODATION

ENTRANCE PORCH / HALLWAY

Double glazed front door, courtesy light, coat hanging space and radiator.

LOUNGE/DINING ROOM 27' 0" x 13' 2" (8.22m x 4.01m) *narrowing to 9' 8" (2.94m)*

Double glazed bay window to front aspect and double glazed window to the Sun Room, coved ceiling, wood block parquet flooring, staircase to the first floor landing with an under stairs storage cupboard. Electric fuse box is concealed behind an access panel. TV point, two radiators, door to the Kitchen and a double glazed window to the Sun Room/Conservatory.

KITCHEN 11' 5" x 5' 7" (3.48m x 1.70m)

Part glazed and panelled door to the Sun Room/Conservatory. Range of modern style wall and base units with matching worktops, one and a half bowl stainless steel sink unit with a mixer tap and cupboards under, space for a cooker, quarry tiled flooring and tiled surrounds.

SUN ROOM / CONSERVATORY 9' 3" x 15' 5" (2.82m x 4.70m)

Windows to rear and door to rear garden. Polycarbonate style roof, space and plumbing for washing machine and space for tumble dryer. Wall mounted Worcester gas central heating boiler.

FIRST FLOOR ACCOMMODATION

LANDING

Access to loft.

BEDROOM ONE 11' 9" x 11' 8" (3.58m x 3.55m)

Double glazed window to rear, radiator.

BEDROOM TWO 12' 3" x 8' 0" (3.73m x 2.44m)

Double glazed window to front, radiator. Airing cupboard with hot water tank and shelving.

BEDROOM THREE 9' 2" x 8' 1" (2.79m x 2.46m)

Double glazed window to front, storage cupboard, radiator.

BATHROOM 7' 5" x 4' 6" (2.26m x 1.37m)

Double glazed frosted window to rear, white suite comprising of a panelled bath with a mixer tap and a separate mixer shower fitment and shower screen, vanity wash hand basin with a tiled splashback and fitted wall mirror, low flush WC, towel rail / radiator, tiled surrounds.

DETACHED GARAGE & OFF ROAD PARKING

There is a detached single garage to the rear with an up and over door accessible via a rear access road off Court Road and Heath Road. In front of the garage there is a narrow run in to the garage which provides



off road parking for one small vehicle if parked parallel to the garage.

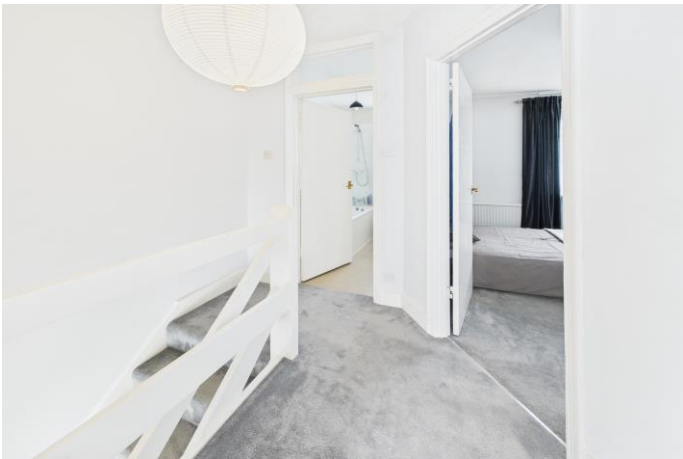
REAR GARDEN

The level rear garden extends approximately 70' in length with a patio and a path leading to the garage at the end of the garden. There is a lawn area, flowerbeds which also includes a cherry tree.

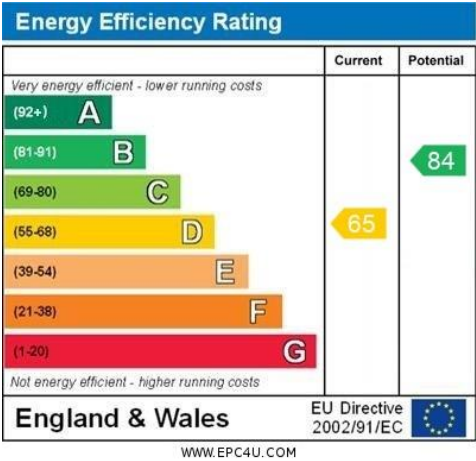
26/3/2025

COUNCIL TAX

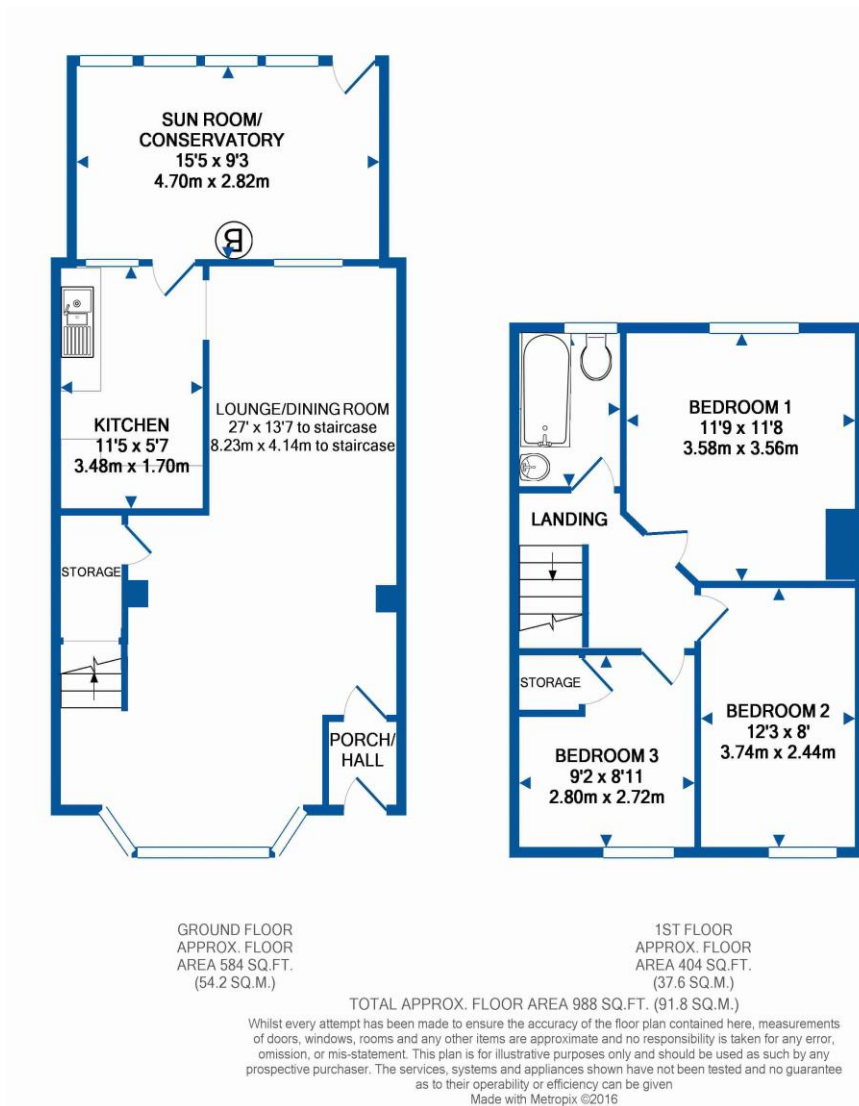
The current Council Tax Band is 'D', via Tandridge Council. Their website address to fully confirm the Council Tax Band and amount payable is:
<https://www.tandridge.gov.uk/Council-tax/Your-council-tax-2023-2024>.



ENERGY PERFORMANCE CERTIFICATE (EPC)



FLOORPLAN



DATA PROTECTION ACT 1998

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