

**01883 348035**



**\*THREE BEDROOMS, TWO RECEPTION ROOMS\***

**\*EXTENDED MODERN KITCHEN 13' 3" x 9' 6" (4.03m x 2.90m) AND BATHROOM\***

**\*10' 5" x 11' 1" (3.18m x 3.39m) max narrowing to 3.00m (9'10) MASTER BEDROOM WITH EN-SUITE WET ROOM\***

**\*DOUBLE GLAZED AND GAS CENTRAL HEATING\* \*REAR GARDEN BACKING A WOODED AREA\***

**\*DECEPTIVELY LARGE BRIGHT ACCOMMODATION OVER THREE LEVELS\***

**AN EXTENDED THREE BEDROOM END OF TERRACE VICTORIAN BUILT HOUSE** conveniently located within easy reach of the Town Centre, Railway Station, local shops and amenities. The house on the ground floor has two Reception Rooms, a great size Kitchen and modern Bathroom. There are two good size Bedrooms on the first floor and a Master Bedroom within the loft space with an En-suite Wet Room. The Master Bedroom has double doors opening onto a Juliet Balcony with views to the rear Garden and beyond.

**A WELL MAINTAINED AND MODERNISED PERIOD PROPERTY, VIEWING RECOMMENDED !**

**Commonwealth Road, Caterham, Surrey CR3 6LS**

**ASKING PRICE: £449,950 FREEHOLD**



### DIRECTIONS

From Caterham Valley Town Centre, proceed along Croydon Road past all the shops and take the next right into Farningham Road, at the top of the road bear right into Commonwealth Road, the house is located on the left-hand side.

### LOCATION

Ideally located for Caterham town centre and railway station which is approximately a quarter of a mile from the property. Caterham railway station has a regular service into Central London and Croydon, so ideal for the commuter.

The town has a great selection of local and high street shops which includes two supermarkets and Caterham railway station. The car commuter can access the M25 at nearby Godstone, junction 6.

The area has a good selection of Infant & Junior Schools in the Valley and in Caterham on the Hill, a secondary school at De Stafford in Burntwood Lane and a selection of private schools which includes Caterham School in Harestone Valley Road.

Caterham also has plenty of recreational facilities which includes Manor Park, White Knobs Park, De Stafford Sports Centre, Surrey National Golf Club in Chaldon and many fine countryside walks in the surrounding greenbelt countryside and woodland.

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

## ACCOMMODATION

### ENTRANCE HALLWAY

Panelled modern front door, stairs to the first floor landing, separate doors to the Lounge and Dining Room.

### FRONT LOUNGE 10' 10" x 11' 2" (3.30m x 3.41m)

Double glazed window to the front garden, Victorian style fireplace, TV point and radiator.

### DINING ROOM 10' 8" x 11' 2" (3.25m x 3.41m)

Open plan to the Kitchen, under stairs storage cupboard with the gas and electric meters and fuse box, radiator.

### KITCHEN 13' 3" x 9' 6" (4.03m x 2.90m)

Double glazed window to side and a double glazed and panelled door to the rear garden. Range of modern wall and base units with matching worktops incorporating a single bowl stainless steel sink unit with a mixer tap. Built in ZANUSSI induction hob with an electric oven and grill below, integral slimline Dishwasher, space for a Fridge/Freezer, wood effect flooring, door to:

### BATHROOM

Double glazed frosted windows to the rear and side, modern white suite comprising of a wood panelled bath with a mixer tap and a separate mixer shower, tiled surrounds. Doorway to the low flush WC and a storage cupboard with the wall mounted Worcester Combination Boiler and space for an appliance below. There is also a heated towel rail. Wood effect flooring throughout.

## FIRST FLOOR ACCOMMODATION

### LANDING

Return staircase to Bedroom One, access to Bedroom Two & Three.

### BEDROOM TWO 10' 8" x 11' 2" (3.26m x 3.41m)

Double glazed window to the rear, built in single wardrobe and a further wardrobe with adjacent floor to ceiling shelves. Period style fireplace, inset downlighters and radiator.

### BEDROOM THREE 7' 9" x 11' 2" (2.36m x 3.41m)

Double glazed window to the front, access to an under stairs cupboard, feature fireplace and radiator.

### TOP FLOOR LANDING

Door to the main Bedroom, access to eaves storage and an under stairs storage cupboard.





**MASTER BEDROOM** 10' 5" x 11' 1" (3.18m x 3.39m)  
max narrowing to 3.00m (9'10)

Floor to ceiling double glazed windows to the rear with inward opening double glazed doors to a Juliet Balcony with views onto the rear garden. Range of built in wardrobes to one wall, inset downlighters, double radiator, door to:

**WET ROOM**

Double glazed skylight window to the front. Fully tiled walls and flooring with drainage. Wall mounted AQUALISA mixer shower fitment with an overhead rose, vanity wash hand basin and a low flush WC. Heated towel rail and underfloor heating.

**OUTSIDE**

**FRONT GARDEN**

Fully enclosed west facing front Garden with a high hedge surround providing privacy. A wide shared pathway leads to the side of the house to the front door and secure side access to the rear Garden.

**REAR GARDEN**

The rear Garden extends approximately 140' into a wooded area. Steps up from the rear of the house leads to a path with access to a patio area. The garden is mainly laid to lawn with panelled fencing to the right-hand side and low wire bound fencing to the left-hand side.

**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-2024-2025>.

4/4/2025

**ENERGY PERFORMANCE CERTIFICATE (EPC)**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

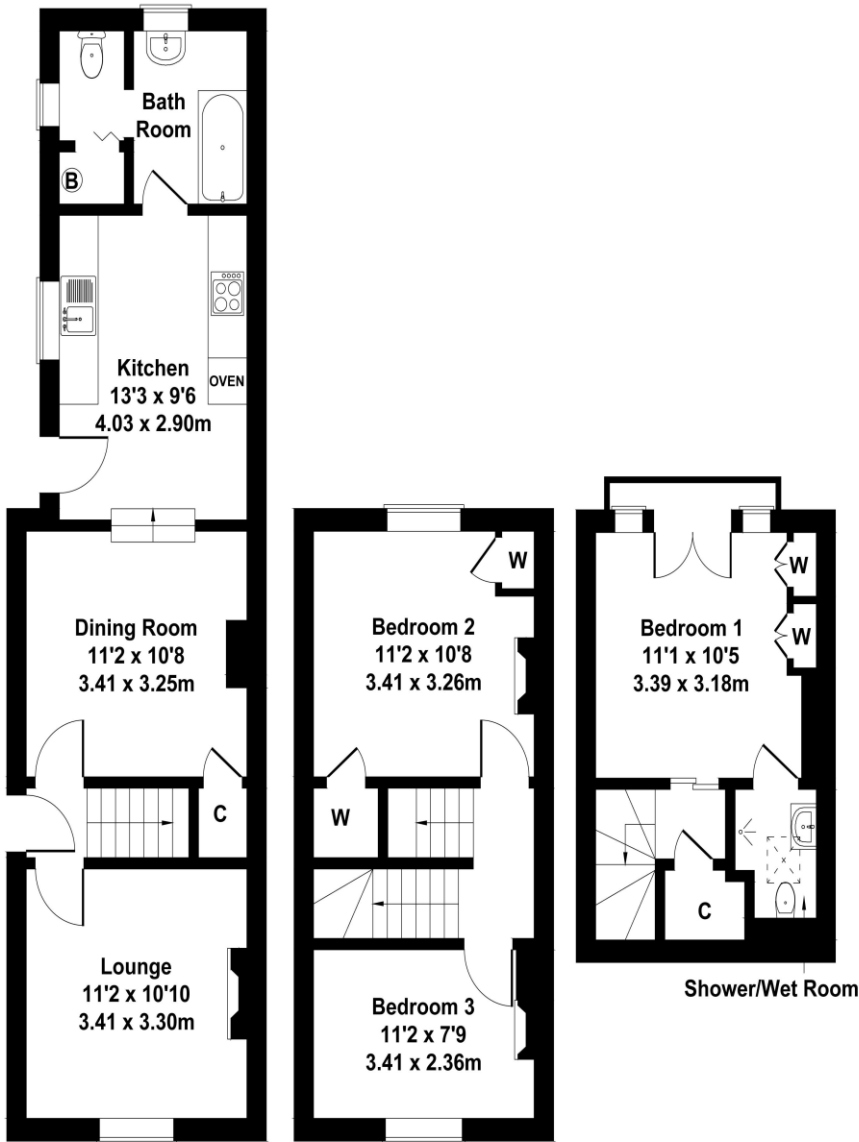
WWW.EPC4U.COM



**FLOORPLAN**

**Commonwealth**

Approximate Gross Internal Area  
980 sq ft - 91 sq m



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.







#### DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from us will be processed by P A Jones Property Solutions, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

MONEY LAUNDERING REGULATIONS 2003 : Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:** It is a legal requirement that the property is presented accurately and in a way not to mis-lead a potential buyer in relation to the property particulars. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

**PA. Jones Property Solutions, Residential Sales & Lettings**  
**77-79 High Street, Caterham, Surrey CR3 5UF**  
**Sales: 01883 348035 Lettings: 01883 343355 Email: [info@pajonespropsolutions.co.uk](mailto:info@pajonespropsolutions.co.uk)**  
**[www.pajonespropsolutions.co.uk](http://www.pajonespropsolutions.co.uk)**