



A 2017 BUILT THREE DOUBLE BEDROOM HOUSE* *PRIVATE AND SECLUDED CUL-DE-SAC DEVELOPMENT

OPEN PLAN KITCHEN/LIVING ROOM 31' 9" x 14' 4" (9.67m x 4.37m) L-shaped - maximum measurements.

MASTER BEDROOM WITH EN-SUITE SHOWER ROOM AND FITTED WARDROBES* *DOUBLE WIDTH DRIVEWAY AND ADDITIONAL SPACES FOR VISITORS WITHIN THE CUL-DE-SAC* *NO ONWARD HOUSE CHAIN !

A LARGE THREE DOUBLE BEDROOM FAMILY HOME built in 2017 by Shanly Homes and set within a secure small Private Cul-de-sac benefitting from a friendly community neighbourhood and set back from the Whyteleafe Road. This well-designed home is tastefully decorated throughout with accommodation over three levels. All front aspect windows and Bedroom Two windows have been fitted with quality 'Plantation Shutters' for additional privacy. The Kitchen has gloss finished units with a 'Quartz' worktop and quality fitted appliances. Two of the three Double Bedrooms have fitted wardrobes and the En-suite to the Master Bedroom and Bathroom are both fully tiled with luxury suites fitted. Outside there is a wide rear Garden with a generous side access offering space to extend on the Ground Floor to extend (STPP). There is ample space on the driveway to park two vehicles.

NO ONWARD HOUSE CHAIN!

Alders Grove, off Whyteleafe Road, Caterham, Surrey CR3 5FU

Asking Price: £650,000 Freehold



DIRECTIONS

From the High Street in Caterham, turn left just beyond the Cedar Tree into Whyteleafe Road, proceed straight on at the traffic lights continuing along Whyteleafe Road, Alders Grove is located on the right-hand side. Take the right hand turn and the house is directly in front of you.

LOCATION

The house is in a highly '**PRIVATE DEVELOPMENT**' 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 HALLWAY

Part panelled and frosted glazed front door, sunken door mat, wood effect flooring, sliding door to the Kitchen and separate door to the Lounge / Dining Room. Useful storage / cloaks cupboard, return staircase to the first floor landing, radiator.

CLOAKROOM

Double glazed frosted window to the front, white modern suite comprising of a wash hand basin with a large, fitted mirror above, low flush WC, tiled surrounds and flooring. Heated towel rail/radiator and inset spotlights to the ceiling.

OPEN PLAN KITCHEN/LIVING ROOM 31' 9" x 14' 4" (9.67m x 4.37m) L'shaped - maximum measurements.

KITCHEN: Double glazed window to the front with a fitted Plantation Shutter. Range of quality gloss finished wall and base units with a single bowl sink unit with drainer and mixer tap and '**QUARTZ**' worktops. Built-in **SIEMENS** electric oven and separate Microwave Oven plus a four-ring electric induction hob with an extractor fan above. Built-in **HOTPOINT** Dishwasher and **AEG** Washing Machine, integral Fridge/Freezer. Tiled surrounds and flooring. Open Plan to:

LIVING ROOM: This is a double aspect area with a double-glazed window to the side and a set of double glazed french doors and windows to the rear Garden and Patio. Coved ceiling, wood effect flooring, two double radiators, TV point and a useful understairs storage cupboard.

FIRST FLOOR ACCOMMODATION

LANDING

Inset spotlighting to the ceiling, return staircase to the top floor landing.

BEDROOM TWO 14' 5" x 10' 9" (4.39m x 3.27m)

Double glazed window to the rear with fitted 'Plantation Shutters', built in wardrobe with hanging and shelf space, coved ceiling and double radiator.

BEDROOM THREE 14' 6" x 9' 9" (4.42m x 2.97m)

Double glazed window to the front with fitted 'Plantation Shutters', double radiator.



BATHROOM 7' 3" x 5' 7" (2.21m x 1.70m)

Modern white suite comprising of a panelled bath with mixer tap and a separate shower with a hand held mixer shower fitment and overhead shower rose, fitted shower screen, tiled flooring and surrounds. Wall mounted wash hand basin with a large fitted wall mirror above and a shaver point. Low flush WC with a concealed cistern. Wall mounted towel rail/radiator, extractor fan, radiator and underfloor electric heating.

SECOND FLOOR ACCOMMODATION

LANDING

Access to a walk-in Airing Cupboard / Storage Room with a hot water tank and shelving measuring 6'10 x 6'0 (2.09m x 1.83m).

MASTER BEDROOM 18' 7" x 10' 6" (5.66m x 3.20m)

Double glazed window to the front with fitted 'Plantation Shutters', wall of built-in wardrobes with hanging and shelf space, access to a loft, double radiator, door to:

EN-SUITE SHOWER ROOM 7' 5" x 5' 6" (2.26m x 1.68m)

Double glazed skylight window to the rear, modern suite in white comprising of a walk-in double size shower cubicle with a sliding door and mixer shower fitment with a hand held shower and an overhead shower rose, wash hand basin and shaver point and a low flush WC with a concealed cistern. Tiled surrounds and flooring, wall mounted heated towel rail / radiator, underfloor heating.

OUTSIDE

DRIVEWAY

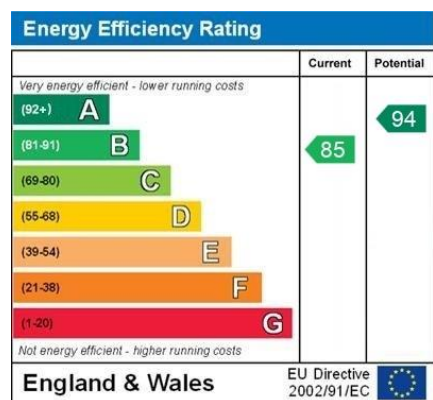
Herringbone brick block driveway with ample parking for two vehicles. There is a path to the front door which continues to the side access gate.

REAR GARDEN

Enclosed to all sides with panelled fencing. There is a large paved patio area which also extends to the side of the house. The remainder of the Garden is mainly laid to lawn, there is also an outside tap.



ENERGY PERFORMANCE CERTIFICATE (EPC)

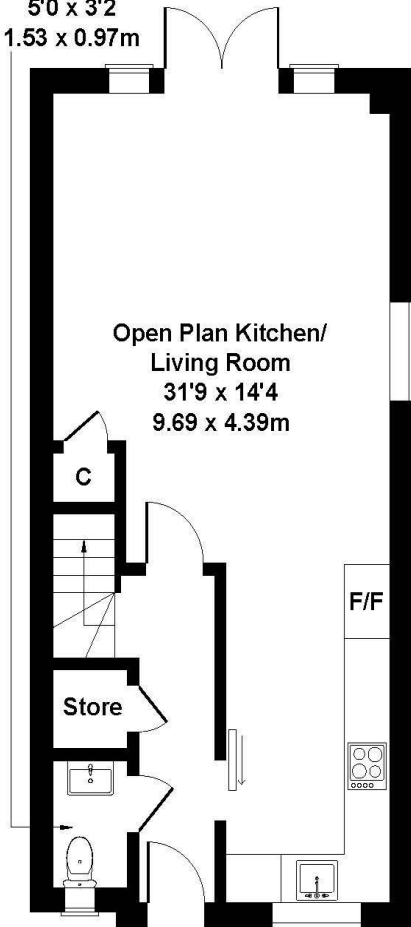


FLOORPLAN

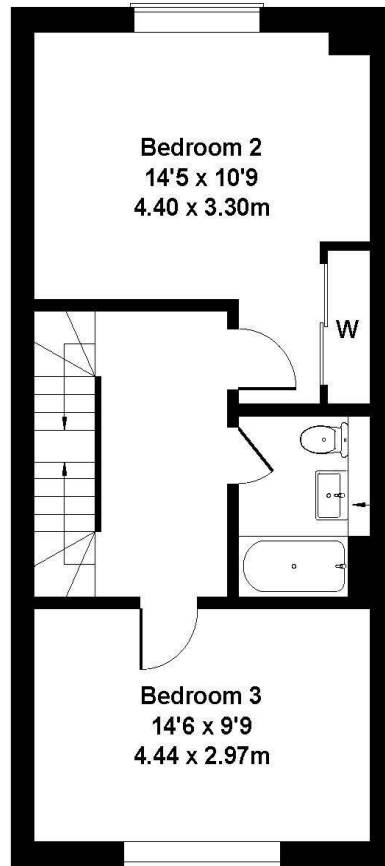
Alders Grove

Approximate Gross Internal Area
1324 sq ft - 123 sq m

Cloakroom
5'0 x 3'2
1.53 x 0.97m



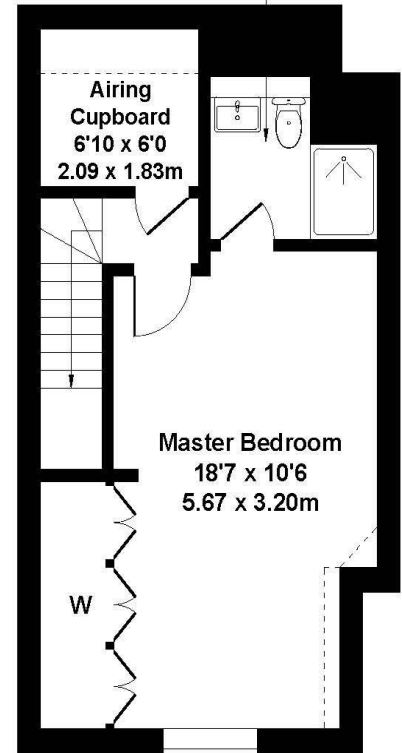
GROUND FLOOR



FIRST FLOOR

Bathroom
7'3 x 5'7
2.23 x 1.72m

En-suite Shower Room
7'5 x 5'6
2.26 x 1.69m



SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

ANNUAL DEVELOPMENT MAINTENANCE CHARGE

The current Maintenance Charge for upkeep of the Communal Areas is currently £500.00 pa.

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-2025-2026>

5/4/2025





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