



***AN IMPRESSIVE THREE BEDROOM TERRACE HOUSE WITH OFF ROAD PARKING!* *RE-FITTED KITCHEN / DINING ROOM 16' 10" x 11' 6" (5.13m x 3.50m)* *11' 10" x 10' 10" (3.60m x 3.30m) LOUNGE*
 DOUBLE GLAZED & GAS FIRED CENTRAL HEATING *LOVELY WEST FACING PATIO / TERRACE LEADING TO THE GARDEN* *A 12' 4" x 12' 4" (3.76m x 3.76m) HOME OFFICE LOCATED AT THE END OF THE GARDEN***

AN IMMACULATELY PRESENTED THREE BEDROOM HOUSE which has been modernised and tastefully decorated throughout. There is a modern fitted Kitchen/Dining Room with direct access onto a large raised Patio/Terrace. The Kitchen has two built-in Ovens, a Dishwasher and Quartz worktops throughout. There are three good size Bedrooms and a modern first floor Bathroom. Outside there is a 'Home Office' at the end of the Garden and off-road parking on a driveway at the front of the house.

A GREAT FIRST HOUSE PURCHASE, VIEWING RECOMMENDED!

Campbell Road, Caterham on the Hill, Surrey CR3 5JN
Asking Price: £440,000 Freehold



DIRECTIONS

From the High Street in Caterham on the Hill proceed straight on at the roundabout into Town End and continue into Buxton Lane, at the next roundabout turn left into Ninehams Road, take the fourth left into Milton Road and immediately left into Campbell Road, the house is on the right handside.

LOCATION

The house is located within approximately a mile from local shopping facilities in Caterham-on-the-Hill and amenities including a Doctors' Surgery, Dentists and a Sports Centre in Burntwood Lane.

The area also has a good selection of schools for all age groups in the public and private sectors and commuter has a choice of railway stations in Caterham and nearby Whyteleafe with services into central London. The M25 can be accessed at Godstone junction 6 which is approximately 3 miles away.

Caterham is also close to greenbelt countryside in the adjacent village of Chaldon where you can find countryside walks and the Surrey National Golf Course. Access to the North Downs, Coulsdon and Kenley Commons are also within easy reach of Campbell Road as well as Kenley Aerodrome (gliders only) where there is excellent level walks around the Airfield.

A GREAT LOCATION FOR BOTH THE TOWN AND SURROUNDING COUNTRYSIDE COUNTRYSIDE!

ACCOMMODATION

ENTRANCE HALLWAY

Partly panelled and double glazed front door, engineered oak flooring, staircase to the first floor with multiple pull-out drawers from 'Clever Closet' for under stairs storage, vertical radiator.

LOUNGE 11' 10" x 10' 10" (3.60m x 3.30m)

Double glazed window to the front, engineered oak flooring, TV point and vertical radiator.

KITCHEN / DINING ROOM 16' 10" x 11' 6" (5.13m x 3.50m)

Double glazed window and double glazed door to the rear and Patio/Terrace. Range of gloss fronted wall and base storage units with a 'QUARTZ' complementary work top, single bowl sink unit with a mixer tap and drainer. Integral Dishwasher, two electric Ovens and a five ring Gas Hob with an Extractor fan above. Space and plumbing for a washing machine and space for a Fridge Freezer. Inset spotlighting to the ceiling, tiled surrounds and wood flooring. Access to a useful cloaks cupboard which also houses the electric and gas meters and electric fuse box, vertical radiator.

FIRST FLOOR ACCOMMODATION

LANDING

Access to the loft via a retractable ladder, boarded with a light and housing a gas fired Worcester Bosch Combination Boiler.

BEDROOM ONE 12' 0" x 10' 4" (3.65m x 3.15m)

Double glazed window to the front, double radiator.

BEDROOM TWO 11' 5" x 10' 6" (3.48m x 3.20m)

Double glazed window to the rear, double radiator.

BEDROOM THREE 7' 2" x 5' 11" (2.18m x 1.80m)

Double glazed window to the front, single radiator.

BATHROOM 8' 0" x 5' 11" (2.44m x 1.80m)

Double glazed frosted window to the rear, modern suite comprising of a 'P' shaped panelled bath with a mixer tap and shower screen, separate mixer shower with a hand held shower attachment and a large overhead shower rose, vanity wash hand basin and a low flush WC. Ladder style chrome towel rail and wood effect tiled flooring.



OUTSIDE

DRIVEWAY

Landscaped frontage with a herringbone brick block driveway with space for one vehicle and a separate path and steps leading down to the front door.

REAR GARDEN

PATIO / TERRACE 16' 7" x 14' 4" (5.05m x 4.37m)

There is a large rear Patio / Terrace to the rear of the house with retaining walls and steps leading down to the Garden. An ideal place to relax.

GARDEN

The remaining Garden is mainly laid to lawn with panelled fencing to either side and a path leading to:

HOME OFFICE 12' 4" x 12' 4" (3.76m x 3.76m)

Built Circa 2022, this is a timber built 'Home Office' with a pitched roof, power and light and internet connection via a cable. Pressure treated wood flooring throughout.

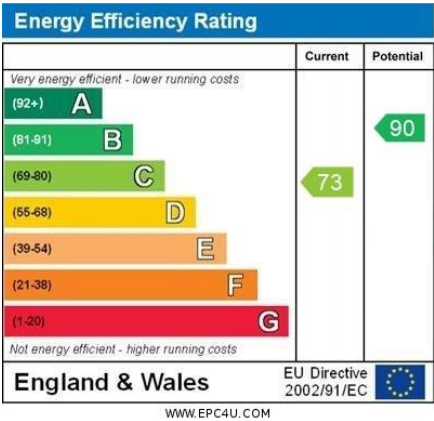
COUNCIL TAX

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>.

7/4/2025



ENERGY PERFORMANCE CERTIFICATE (EPC)



FLOORPLAN

Campbell Road

Approximate Gross Internal Area
958 sq ft - 89 sq m



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





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