

Rear Garden



Rear Aspect from Garden

**\*GROUND FLOOR MAISONETTE - TWO DOUBLE BEDROOMS\***

**\*14' 5" x 11' 1" (4.39m x 3.38m) LIVING ROOM & HOME OFFICE SPACE\***

**\*KITCHEN WITH ACCESS TO OWN GARDEN\* \*DOUBLE GLAZED & GAS CENTRAL HEATING\* \*GARAGE AND OFF-ROAD PARKING SPACE\* \*LOVELY SECLUDED REAR GARDEN WITH ACCESS PATH TO THE GARAGE\***

**A GROUND FLOOR TWO DOUBLE BEDROOM MAISONETTE** tucked away at the end of a long driveway off Banstead Road. Quiet location yet very convenient for local shopping and amenities in Caterham on the Hill. Well maintained throughout with direct access a delightful secluded rear garden and a Garage with space to park in front. **A GREAT FIRST TIME PURCHASE!**

**Banstead Road, Caterham on the Hill, Surrey CR3 5QE ASKING  
 PRICE: £315,000 Leasehold**





Living Room

### DIRECTIONS

From Caterham on the Hill High Street proceed straight over the roundabout into Town End, just past the green turn left in Banstead Road, the driveway to the property is on the right-hand side.

### LOCATION

The property is located within half 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

#### ENCLOSED ENTRANCE PORCH

Double glazed panelled front door, coved ceiling, double glazed window to the side, wall mounted 'Gloworm' gas combination boiler, wood flooring, door to:

#### LIVING ROOM WITH HOME OFFICE SPACE 14' 5" x 11' 1" (4.39m x 3.38m)

Double glazed window to front, coved ceiling, open fireplace, wood flooring, TV point, two ceiling light points and radiator, open plan to a Dining Area (6' 6" x 4' 11" (1.99m x 1.50m)) , door to:

### INNER HALLWAY

Coved ceiling, large storage cupboard plus an airing cupboard, wood effect flooring.

### KITCHEN 11' 8" x 7' 1" (3.55m x 2.16m)

Double glazed door and window to the rear garden, coved ceiling, range of wall and base units with matching worktops, single bowl sink unit with a mixer tap and cupboards under. Built in electric oven with a four ring electric hob and extractor fan above. Space and plumbing for a washing machine and space for a fridge/freezer and a further undercounter appliance, wood effect flooring.

### BEDROOM ONE 10' 11" x 9' 10" (3.32m x 2.99m)

Double glazed window to front, coved ceiling and wood effect flooring, double radiator.

### BEDROOM TWO 11' 9" x 9' 8" (3.58m x 2.94m) into door recess

Double glazed window to rear, coved ceiling, wood effect flooring and radiator.

### BATHROOM 6' 5" x 6' 0" (1.95m x 1.83m)

Double glazed frosted window to rear, white suite comprising of a panelled bath with a mixer shower fitment and shower screen, vanity wash hand basin and a low flush WC. Fitted mirror fronted wall cabinet, inset spotlighting, extractor fan, tiled surrounds and flooring, double radiator.

### OUTSIDE

#### FRONT GARDEN

The front garden has a large flowerbed in front of the Lounge window and a slate chipped area and a path to the front door.

#### REAR GARDEN

A secluded and sunny rear garden with a patio and a rear lockable access gate leading to a path to the Garage. The garden is mainly laid to lawn with enclosed borders and flowerbeds to all sides.



Kitchen

**GARAGE & PARKING SPACE**

There is a single garage set in a block of four, approached via a driveway from Banstead Road. The garage has an up and over door, there is ample space to park a vehicle in front of the Garage. A side access path leads to a gate providing access into the Garden.

**LEASEHOLD INFORMATION & COUNCIL TAX**

**LEASE TERM:** 99 Years from 13/11/2015

**MAINTENANCE:** No regular payment, however the four maisonettes are responsible jointly for the upkeep of the building.

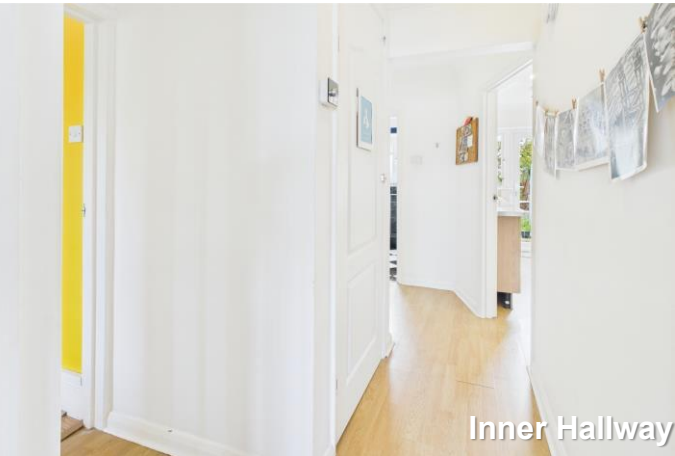
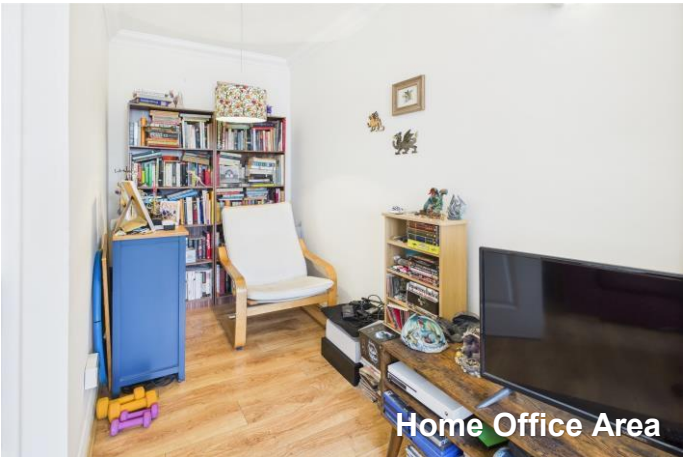
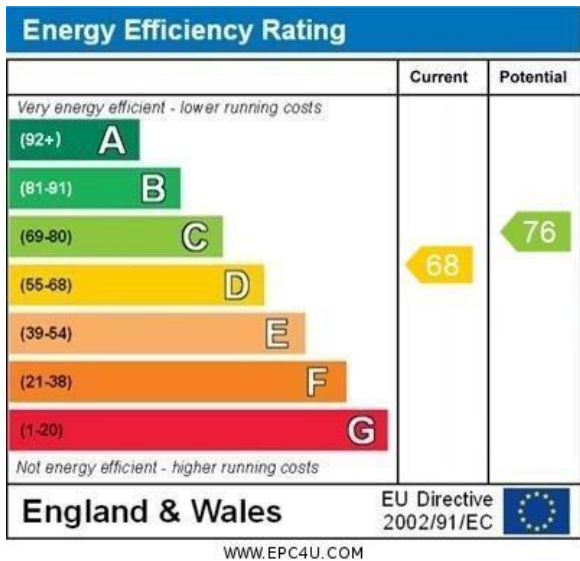
**BUILDING INSURANCE:** Own Building Insurance arranged, vendor currently pays £178.00 pa, 2025 - 2026

**GROUND RENT:** £300.00 pa.

**COUNCIL TAX:** Band 'C' (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>.

8/5/2025.

**ENERGY PERFORMANCE CERTIFICATE (EPC)**

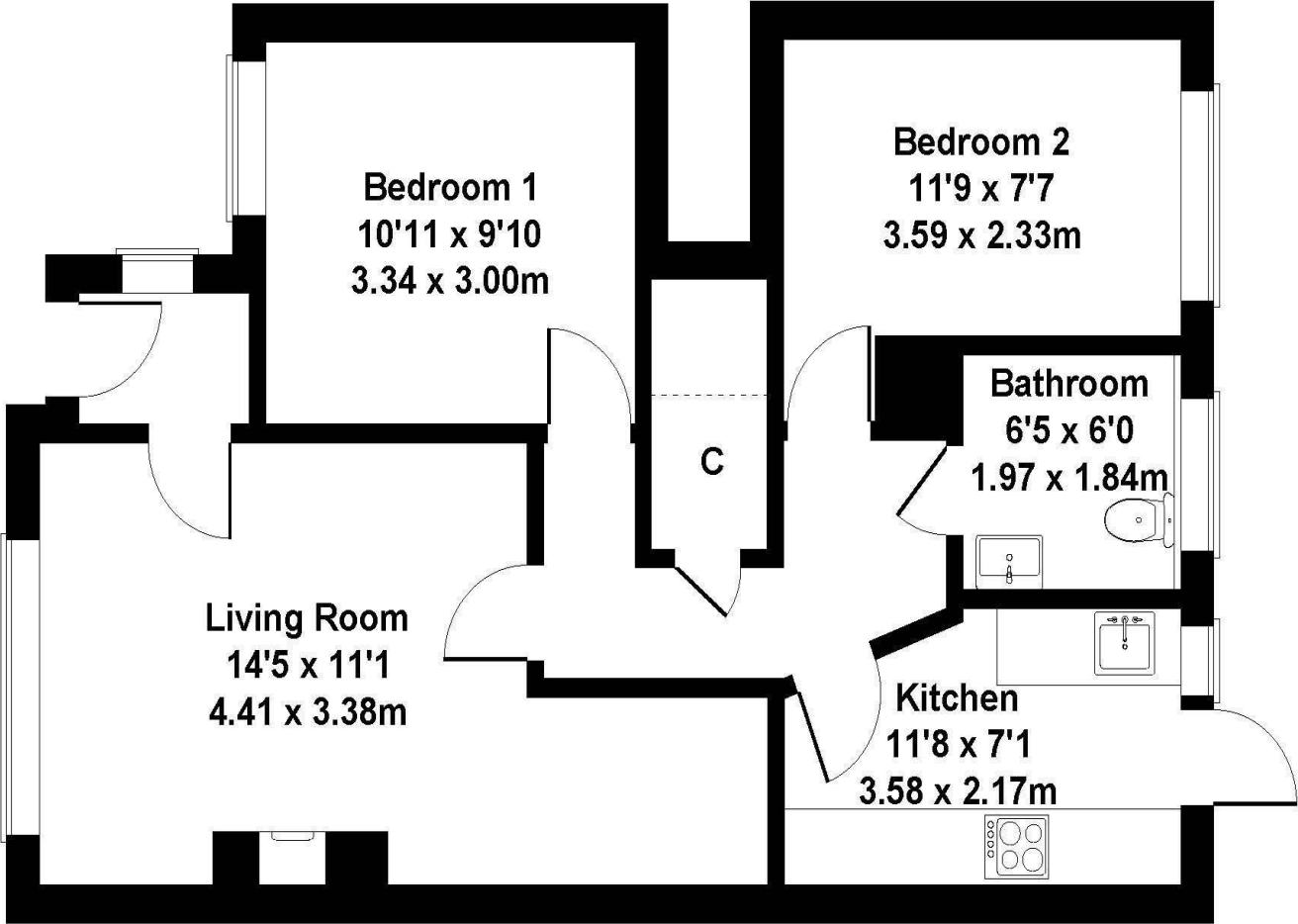




**FLOORPLAN**

# Banstead Road

Approximate Gross Internal Area  
657 sq ft - 61 sq m



## GROUND FLOOR

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





#### DATA PROTECTION ACT 1998

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**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)**