



GROUND FLOOR TWO DOUBLE BEDROOM MAISONETTE* *LOUNGE AND SEPARATE KITCHEN
DOUBLE GLAZED & GAS CENTRAL HEATING* *WITHIN HALF A MILE OF LOCAL SHOPS IN CATERHAM
OWN GARDEN AND GARAGE! * *QUIET CUL-DE-SAC LOCATION

A GROUND FLOOR TWO DOUBLE BEDROOM MAISONETTE located at the end of a cul-de-sac in a convenient and desirable location. There is a good size Living Room, separate Kitchen and two good sized Bedrooms. The property is double glazed throughout and has gas central heating. Outside there is a Garage with space to park one car on the driveway and a landscaped level Garden with lawn and patio.

AN IDEAL FIRST TIME/INVESTMENT PURCHASE!

Addison Close, Caterham on the Hill, Surrey CR3 5LX
ASKING PRICE: £300,000 Leasehold



DIRECTIONS

From Caterham on the Hill High Street proceed straight on at the roundabout into Town End, turn left into Banstead Road and then the second right into Addison Road. Addison Close is the first turning on the left hand side, the property is at the end of the road on the right hand side.

LOCATION

The maisonette is located within 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

ENTRANCE PORCH

Fully enclosed Porch with a double glazed UPVC front door, tiled flooring and a part panelled and glazed front door to:

ENTRANCE HALL

Coved ceiling, wood effect flooring, radiator. Built in storage cupboard.

LIVING ROOM 12' 9" x 11' 2" (3.88m x 3.40m)

Double glazed window to the front, brick built fireplace, two wall light points, TV point and double radiator.

KITCHEN 11' 6" x 7' 7" (3.50m x 2.31m)

Double glazed windows to the front and side. Range of modern style wall and base units including a larger cupboard, tiled surrounds. Single bowl stainless steel sink unit with a mixer tap and cupboards below, built in electric oven and grill plus a four ring electric hob with an extractor fan above. Space and plumbing for a washing machine and plumbing for a dishwasher, space for a fridge/freezer. Wall mounted Vaillant combination gas boiler within a wall cupboard. Newly fitted kitchen flooring.

BEDROOM ONE 12' 9" x 11' 2" (3.88m x 3.40m)

Double glazed window to the rear, double radiator.

BEDROOM TWO 11' 2" x 7' 5" (3.40m x 2.26m)

Double glazed window to the rear, coved ceiling and radiator.

BATHROOM

Double glazed frosted window to the side, modern white suite comprising of a panelled bath with separate taps and a **MIRA** electric shower fitment, pedestal wash hand basin and a low flush WC. Inset spotlighting to the ceiling, wood effect flooring and double radiator.

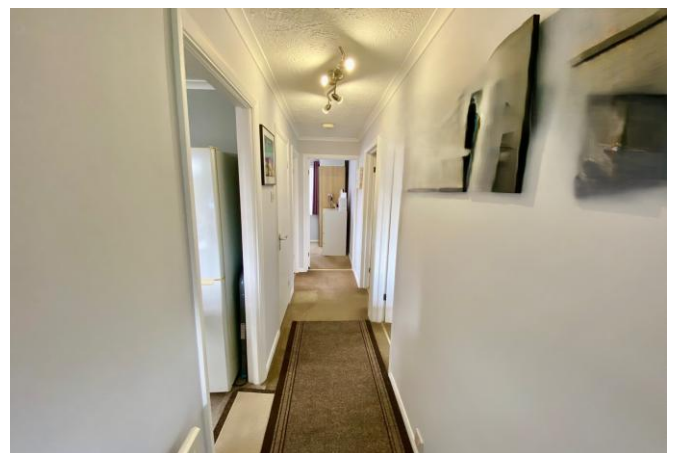
OUTSIDE

GARDEN

Triangular level lawn with flowerbed borders and a large patio area. Picket fencing to all sides, gated pathway to the front door.

GARAGE

Single Garage with an up and over door and a space for a vehicle in front of the Garage.



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LEASEHOLD INFORMATION & COUNCIL TAX

LEASE TERM: 123 Years from 25/12/1998.

MAINTENANCE/SERVICE CHARGE: No service charge, own maintenance.

BUILDING INSURANCE: Approx - £180.00 pa (2025)

GROUND RENT: Peppercorn

COUNCIL TAX: The current Council Tax Band is 'C', 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>.

22/5/2025

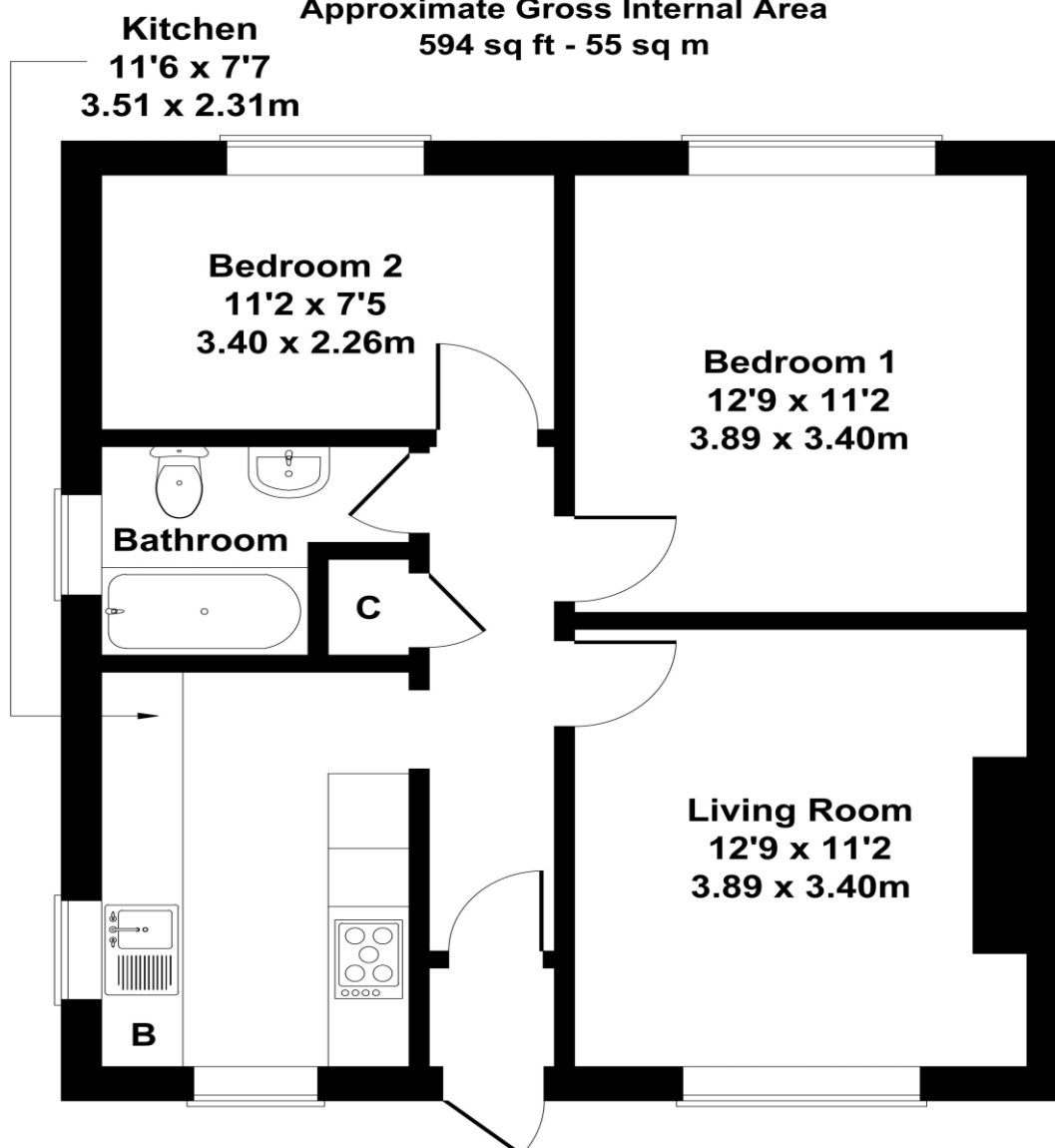
ENERGY PERFORMANCE CERTIFICATE (EPC)
Ordered 22/5/2025



FLOORPLAN

Addison Close

Approximate Gross Internal Area
594 sq ft - 55 sq m



**Not to Scale. Produced by The Plan Portal 2025
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DATA PROTECTION ACT 1998

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