



***LARGE TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT* *LIVING ROOM 21' 8" x 14' 4" (6.60m x 4.37m) WITH ACCESS TO A BALCONY* *KITCHEN/BREAKFAST ROOM 11' 9" x 9' 7" (3.58m x 2.92m) ***
MASTER BEDROOM 14' 10" x 9' 7" (4.52m x 2.92m) WITH ENSUITE SHOWER ROOM & DRESSING ROOM
BEDROOM TWO 12' 7" x 11' 5" (3.83m x 3.48m), MODERN BATHROOM
GATED DEVELOPMENT WITH WELL TENDED GARDENS - NO ONWARD CHAIN!

AN IMPRESSIVE TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT WITH A BALCONY located within an **Exclusive Gated Development off Stanstead Road, Caterham**. The Master Bedroom has an Ensuite Shower Room and Dressing Room, the second double Bedroom has wardrobes which are to remain. The impressive large Living Room has access to a Balcony with ample space for a table and chairs. The block has a Lift Service and stairs to all floors. **AN INTERNAL VIEWING IS HIGHLY RECOMMENDED!**

White Hill Close, off Stanstead Road, Caterham, Surrey CR3 6EY
Asking Price: 'Offers in Excess of' £380,000 Leasehold



DIRECTIONS

From the High Street in Caterham on the Hill proceed towards Caterham Valley along Church Road, take the third turning on the right-hand side into Stanstead Road. Continue for approximately half a mile, White Hill Close is on the right hand side. There are three Visitor Parking Spaces immediately on the right hand side and a set of Security Gates for access into the Close and the Private Parking Area.

LOCATION

The property is located on the borders of Caterham and semi rural Chaldon. Within a mile of the property there are local shopping facilities including a Tesco Supermarket at The Village in Caterham on the Hill. The commuter has a choice of railway stations with services into London at either Caterham, Whyteleafe or nearby Merstham.

There is a good selection of schools in the area including Oakhyrst Grange Infant & Primary School which is a short level walk from the house and Caterham School in Harestone Valley Road, Caterham Valley, both Schools are Private. There are also a great selection of public schools within Caterham.

A GREAT LOCATION FOR TOWN AND COUNTRY LOVERS!

COMMUNAL HALLWAY

Secure entry to the Communal Hallway via an Entryphone System. Fully carpeted with a Lift Service and staircase to all the floors.

ACCOMMODATION

RECEPTION HALLWAY 16' 10" x 4' 5" (5.13m x 1.35m) *Main Body of the Hallway*

Great size Reception Hallway with a large Cloaks Cupboard/Store, security entry phone, radiator and quality wood effect flooring throughout.

LIVING ROOM 21' 8" x 14' 4" (6.60m x 4.37m)

A large Reception Room with inset spotlighting to the ceiling and double doors to the Reception Hallway. There is a double glazed window and double glazed french doors leading to a Balcony. Two double radiators and TV point.

BALCONY

Ample space for a table and chairs, retaining railings to all sides.

KITCHEN/BREAKFAST ROOM

11' 9" x 9' 7" (3.58m x 2.92m)

Inset spotlighting to the ceiling, range of modern wall and base units with concealed lighting and quartz worktops. Built in four ring 'Induction' Hob and an extractor fan above. Built in electric oven and grill, built in Dishwasher, Fridge/Freezer and Washing Machine/Dryer, tiled flooring.

MASTER BEDROOM 14' 10" x 9' 7" (4.52m x 2.92m)

Double glazed window to the rear, radiator, doors to an Ensuite Dressing Room and Ensuite Shower Room.

ENSUITE DRESSING ROOM 5' 10" x 5' 5" (1.78m x 1.65m)

Fully enclosed with ample hanging and shelf space top all sides.

ENSUITE SHOWER ROOM

8' 3" x 5' 10" (2.51m x 1.78m)

Double glazed frosted window to the rear. Modern suite comprising of an enclosed Shower Cubicle with a mixer tap shower fitment, vanity wash hand basin, low flush WC. Tiled surrounds and flooring.

BEDROOM TWO 12' 7" x 11' 5" (3.83m x 3.48m)

Double glazed window to the rear, wardrobes to remain, radiator.

BATHROOM 6' 8" x 6' 6" (2.03m x 1.98m)

Internal with a modern white suite with a pedestal wash hand basin with a mixer tap and shower



attachment, vanity wash hand basin with a fitted mirror above, and a low flush WC, tiled flooring and flooring, inset spotlighting to the ceiling.

OUTSIDE

ALLOCATED PARKING & VISITOR PARKING

The Development has allocated parking to the rear of the block accessed via large remote controlled double gates. There are three Visitor Parking Bays to the front of the block.

COMMUNAL GARDENS

The well tended Communal Garden extending the whole width of the block with a pathway from the Visitor Parking Area to the front Communal Door. The garden is secluded from the road and is mainly laid to lawn with established flowerbeds and hedgerow surrounds.

LEASEHOLD INFORMATION & COUNCIL TAX.

LEASE TERM: 155 Years from 01/1/2008

MAINTENANCE/SERVICE CHARGE: £2,509.17 pa

GROUND RENT: £350.00 pa

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>.

2/9/2025

ANCILLARY SERVICES

As part of our services, we may offer ancillary services to assist with your transaction. With your consent we will refer your details to a select group of providers. There is no obligation to provide your consent, or to uptake any of these services, but where you do, you should be aware of the following referral fee information:

Taylor Rose Solicitors – £200

Amity Law - £200

London & Country Mortgage Brokers – 25% of Commission

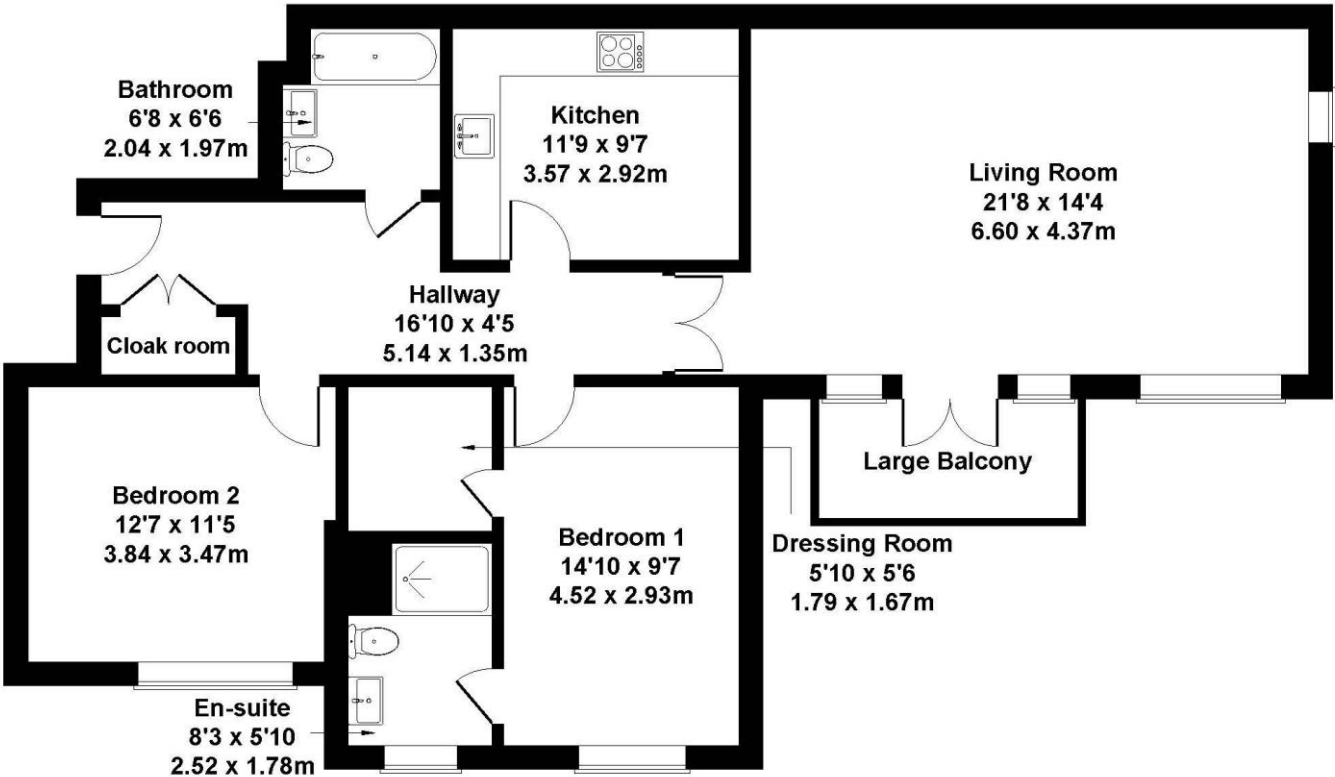
MAP Surveyors – £50



FLOORPLAN

White Hill Close

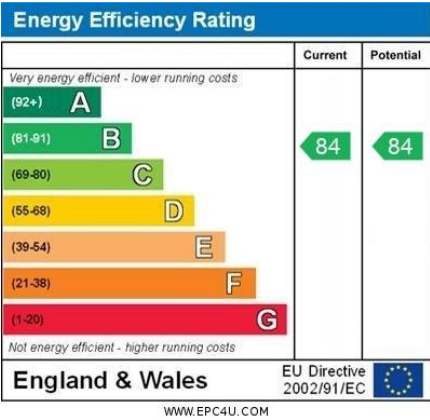
Approximate Gross Internal Area
1055 sq ft - 98 sq m



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



ENERGY PERFORMANCE CERTIFICATE (EPC)



DATA PROTECTION ACT 1998

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