



***TWO BEDROOM SEMI DETACHED HOUSE* *KITCHEN/DINING/LIVING ROOM 22' 9" x 10' 9" (6.93m x 3.27m)*
 SEPARATE LOUNGE, DOWNSTAIRS CLOAKROOM/WC *MODERN FIRST FLOOR BATHROOM* *EXTERNAL
 WALL INSULATION TO MAIN HOUSE - INSTALLED 2015* *DOUBLE GLAZED & GAS CENTRAL HEATING***

AN EXTENDED TWO DOUBLE BEDROOM HOUSE immaculately presented with a large Kitchen/Dining/Living Room opening onto an enclosed rear garden. There are two good size double Bedrooms with the rear Bedroom providing access to the modern Bathroom. The Kitchen has been fitted with quality units and has built-in appliances which includes a Dishwasher, electric Oven and a 5-ring Gas Hob. This is an ideal FIRST TIME HOUSE PURCHASE with a secluded garden and off road parking! AN INTERNAL VIEWING IS RECOMMENDED!

Milton Road, Caterham on the Hill, Surrey CR3 5JG
ASKING PRICE: £429,000 Freehold



DIRECTIONS

From Caterham on the Hill High Street, proceed into Town End, turn left into Banstead Road and take the fourth right turn into Milton Road, the house is on the right-hand side.

LOCATION

The house 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 butchers, 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 half 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 HALL

Panelled and glazed front door, staircase to the first floor, wood flooring, built in cloaks cupboard.

LOUNGE 9' 11" x 11' 11" (3.02m x 3.63m)

Double glazed window to the front, coved ceiling, wood flooring, TV point, double radiator.

KITCHEN/DINING/LIVING ROOM

22' 9" x 10' 9" (6.93m x 3.27m)

Double glazed french door and double glazed window to the rear garden, inset spotlighting, range of modern wall and base units with a matching worktops. Wall mounted Vaillant gas fired combi-boiler set in a storage cupboard. Space and plumbing for a washing machine, built in electric oven and grill plus a five ring gas hob with an extractor fan above. Built in Slimline style dishwasher, single bowl stainless steel sink unit with a mixer tap and cupboard under. Skylight window to the roof, wood flooring and two double radiators.

CLOAKROOM

Modern white suite comprising of a low flush WC and a wash hand basin with tiled splashback, built in understairs storage cupboard.

FIRST FLOOR ACCOMMODATION

LANDING

Access to the loft.

BEDROOM ONE 10' 3" x 11' 11" (3.12m x 3.63m)

Double glazed window to the rear, built-in cupboard, wood flooring, double radiator, door to:

BATHROOM 7' 8" x 5' 11" (2.34m x 1.80m)

Double glazed frosted window to the rear, modern white suite comprising of a panelled bath with a fitted folding shower screen with a mixer taps shower attachment plus an overhead shower rose. low flush WC and vanity wash hand basin with a fitted mirror above, tiled surrounds and radiator.

BEDROOM TWO 10' 0" x 11' 11" (3.05m x 3.63m)

Double glazed window to the front, coved ceiling, wood flooring, access to a store cupboard, double radiator.



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OUTSIDE

FRONT GARDEN & DRIVEWAY

There is a small area of Garden and a Driveway offering parking for one vehicle. A path leads to side access and the front door of the property.

REAR GARDEN

There is a large raised decked area extending to the rear of the garden with ample space for a table and chairs with a sunken grassed area. At the rear of the garden there is a timber shed which will remain. Secure side access.

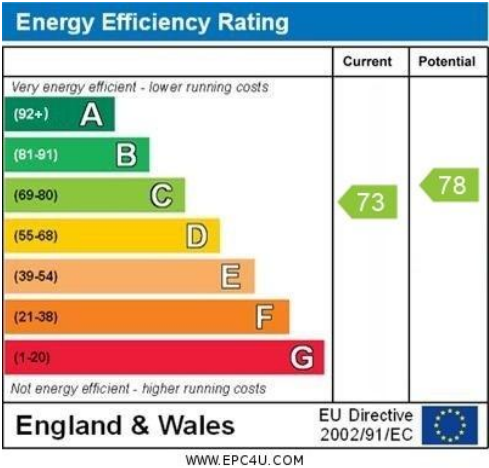
COUNCIL TAX

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-2025-2026>.

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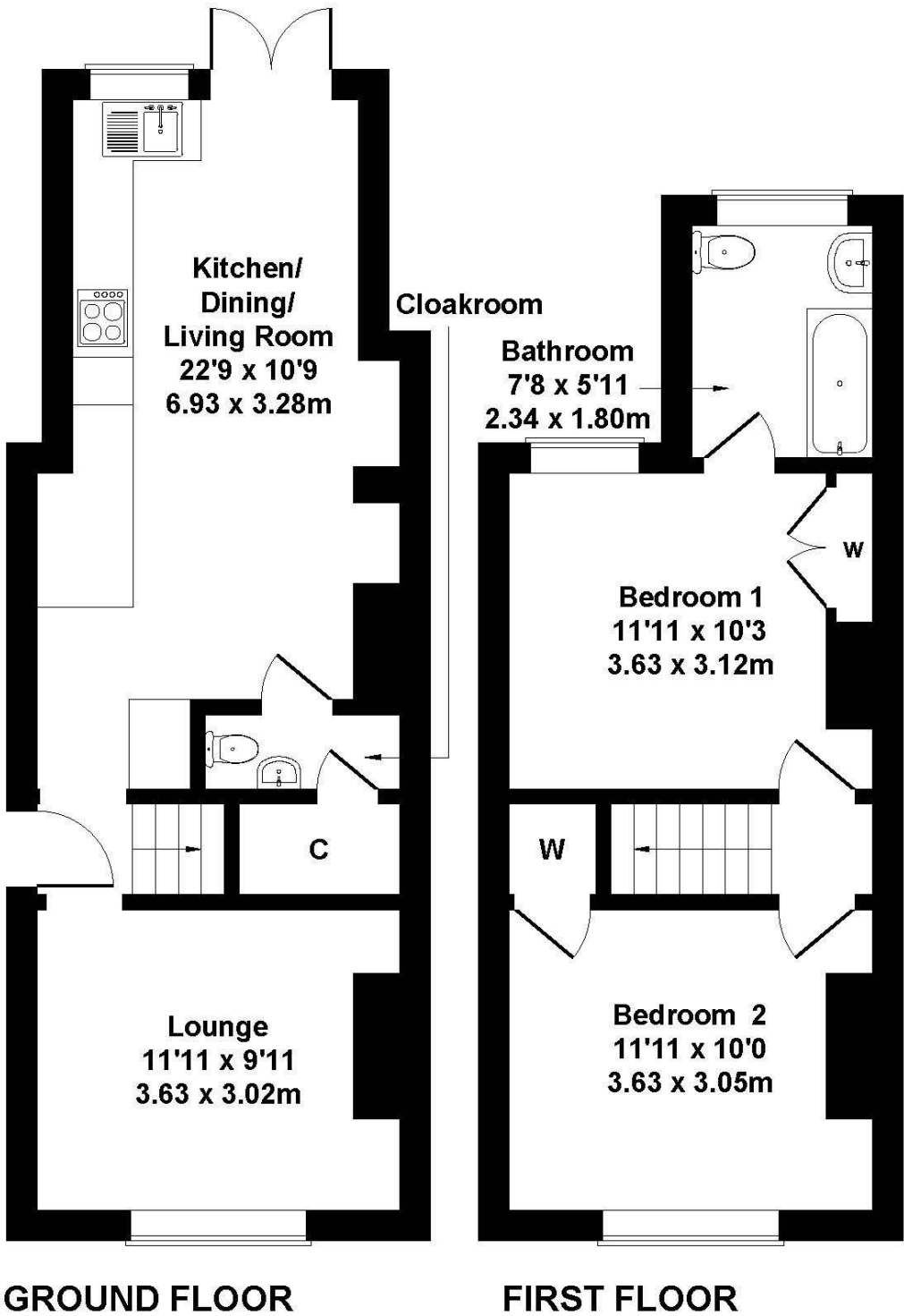


ENERGY PERFORMANCE CERTIFICATE (EPC)



Milton Road

Approximate Gross Internal Area
749 sq ft - 70 sq m



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



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