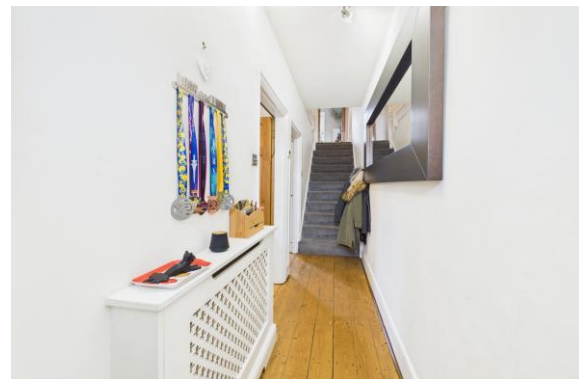




- *THREE DOUBLE BEDROOM HALLS ADJOINING SEMI* *14' 3" into bay x 11' 9" (4.34m into bay x 3.58m)**
- LOUNGE WITH FIREPLACE* *DINING ROOM WITH FIREPLACE 11' 9" x 11' 9" (3.58m x 3.58m) ***
- *QUALITY DOUBLE GLAZING & GAS CENTRAL HEATING***
- *OFF ROAD PARKING AND SECLUDED REAR GARDEN* *GREAT SUMMERHOUSE / HOME OFFICE! ***

A VICTORIAN BUILT HALLS ADJOINING THREE DOUBLE BEDROOM HOME! The house has two great size Reception Rooms, a separate Kitchen as well as a superb Summerhouse/Home Office to the rear of the Garden. The modern separate Kitchen has a built in oven and hob and a fridge/freezer. There are two double Bedrooms and a Bathroom on the first floor and a double size converted Loft Bedroom accessed via a fixed staircase. Secluded rear Garden and off-road parking, a **LOVELY FAMILY HOME, VIEWING RECOMMENDED!**

Money Road, Caterham on the Hill, Surrey CR3 5TF
Asking Price: £540,000 Freehold



DIRECTIONS

From Caterham on the Hill High Street at the mini roundabout turn left into Chaldon Road, first right into Westway and then second right into Money Road, the house is towards the end of the road on the right hand side.

LOCATION

Money Road is within half a mile of local shopping facilities in Caterham on the Hill which includes a Tesco Supermarket at The Village. The High Street in Caterham on the Hill also has a good range of local speciality shops including a Butchers, Florist, several Hairdressers and Barbers and further Grocery Stores and a Post Office.

Caterham has a good selection of Nursery, Infant and Junior Schools in both the public and private sectors with Hillcroft Infant & Junior School in Caterham on the Hill.

Caterham Valley has larger High Street shops, restaurants and a Railway Station with services into Croydon and Central London and the M25 motorway is also nearby at Godstone junction 6, a great asset for the commuter!

The area is on the edge of greenbelt countryside with Chaldon, the North Downs and Kenley Common all within a short journey of the property. Caterham also has a Sports Centre at De Stafford School and a golf course called the Surrey National at Chaldon.

A GREAT LOCATION FOR ALL THE FAMILY!

ACCOMODATION

COVERED PORCH

Covered porch with outside courtesy light.

ENTRANCE HALLWAY

Panelled front door, coved ceiling, staircase to the first floor landing, alarm control unit and electric fusebox, separate doors to the Lounge and Dining Room, radiator.

LOUNGE

14' 3" into bay x 11' 9" (4.34m into bay x 3.58m)

Double glazed sash bay window to front aspect, coved ceiling with a picture rail surround. Impressive Victorian open fireplace with a marble surround and decorative tiled inserts, exposed wood flooring, TV point, double radiator.

DINING ROOM 11' 9" x 11' 9" (3.58m x 3.58m)

Double glazed sash window to rear aspect, coved ceiling with a picture rail surround, exposed wood flooring, lovely Victorian period fireplace, double radiator, doorway and step down to the kitchen.

KITCHEN 12' 1" x 9' 2" (3.68m x 2.79m)

Double glazed window to rear and a part panelled and bevelled glazed door to the rear garden, coved ceiling with inset spotlights. Range of wall and base units with complementary worktops incorporating a one and a half bowl sink unit with a mixer tap and cupboards under. Integral electric oven and grill with a four ring gas hob with extractor fan above, integral fridge and freezer and dishwasher. Space for a tumble drier and space and plumbing for a washing machine. Wall mounted gas central heating combination boiler concealed within a wall unit. Access to a large walk-in under stairs storage cupboard with gas meter. Slate tiled flooring and tiled surrounds.

FIRST FLOOR ACCOMMODATION

LANDING

Large split-level landing with a further staircase leading to the third loft bedroom. Coved ceiling, open plan to:

STUDY AREA 9' 3" x 4' 2" (2.82m x 1.27m)

Double glazed window to side, inset spotlights to the ceiling, access to some loft storage, door to bathroom.



BEDROOM ONE 14' 7" to chimney breast x 11' 9"
(4.44m to chimney breast x 3.58m)

Two double glazed sash windows to the front aspect, coved ceiling, two built in double wardrobes to either side of a period fireplace with decorative tiled inserts, radiator.

BEDROOM TWO 11' 9" x 9' 4" (3.58m x 2.84m)

Double glazed window to the rear aspect, coved ceiling and picture rail surround, period fireplace, radiator.

BATHROOM 7' 9" x 9' 3" (2.36m x 2.82m)

Double glazed window to rear, inset spotlights to ceiling, period suite comprising of a rounded bath with feet with a telephone style chrome mixer tap and hand held shower fitment, fitted shower curtain, pedestal wash hand basin and a low flush WC. Complementary tiled surrounds, wood flooring and radiator.

SECOND FLOOR ACCOMODATION

BEDROOM THREE 14' 9" x 11' 5" (4.49m x 3.48m)

Converted from the loft, this is a delightful, bright and airy room with skylight double glazed windows to the front and rear, eaves storage and useful recesses. TV point, double radiator.

OUTSIDE

DRIVEWAY

The driveway provides ample parking for 1-2 vehicles (depending on size).

REAR GARDEN

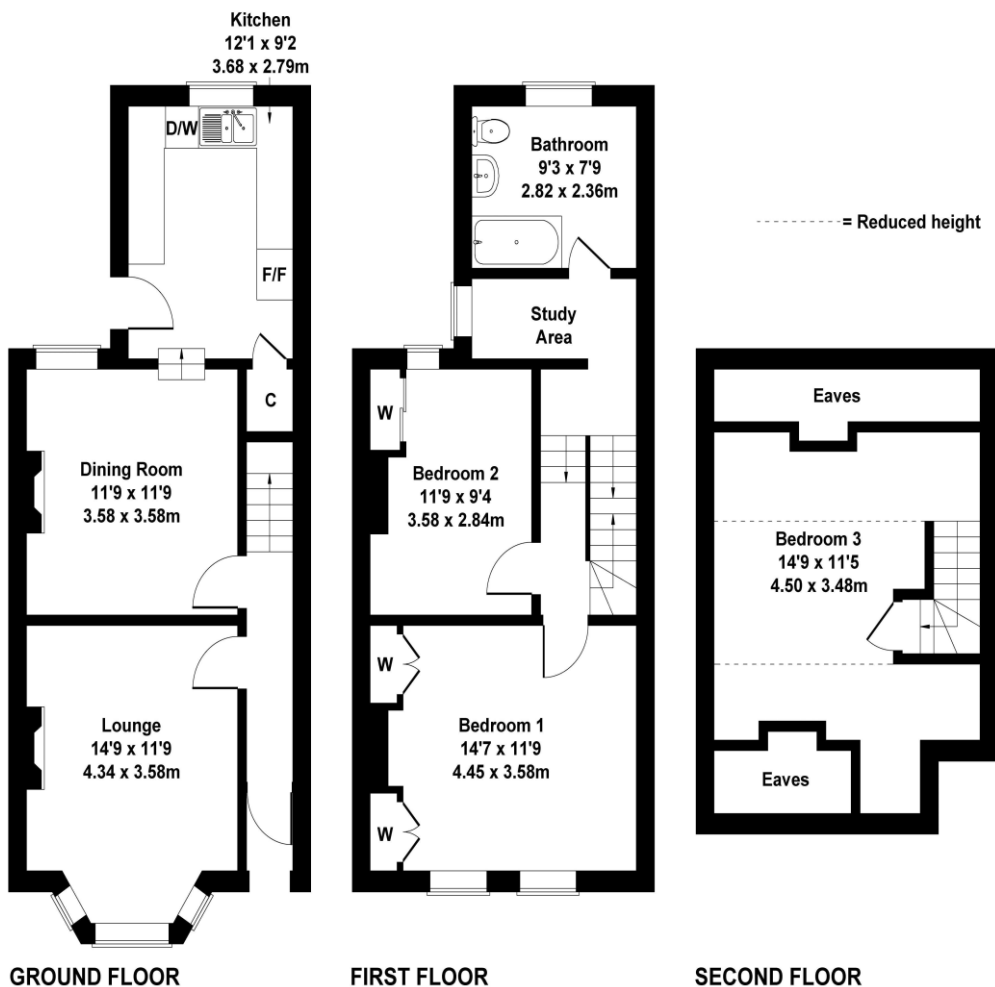
The rear garden extends approximately 70' in length; it is level and has a wooden decked area mainly to the side of the house forming a courtyard style area. The garden is bordered by a mix of panelled fence and hedgerow surrounds. A real cottage style garden with a lawn area with flowerbed borders. To the rear of the garden there is access to an impressive recently constructed purpose built Summerhouse/Home Office with power and light. A lockable gate provides access to the Garden via a side driveway.



FLOORPLAN

Money Road

Approximate Gross Internal Area
1174 sq ft - 109 sq m



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

SUMMERHOUSE / HOME OFFICE & STORAGE UNIT 15' 9" x 13' 1" (4.80m x 3.98m)

A large room with two double glazed windows and french doors to a covered seating area and the rear garden. The room has power and light and an internet connection plus 'Air Conditioning' unit. There is a wood effect flooring throughout. To the side of this room is a separate Storage Unit.

STORAGE UNIT 15' 9" x 3' 9" (4.80m x 1.14m)

A great storage unit for Garden Equipment and tools, power and light.

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>.

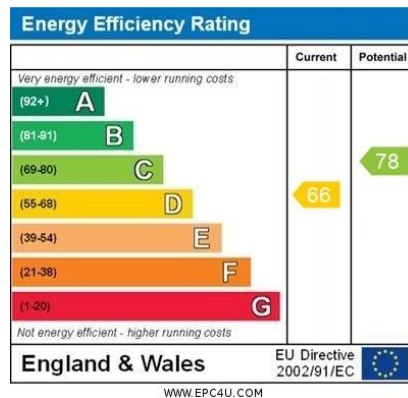
19/9/2025







ENERGY PERFORMANCE CERTIFICATE (EPC)



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
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