



GROUND FLOOR TWO BEDROOM MAISONETTE ***LIVING ROOM 14' 1" x 10' 2" (4.29m x 3.10m)***
FITTED KITCHEN 10' 5" x 6' 0" (3.17m x 1.83m) ***GAS FIRED CENTRAL HEATING & DOUBLE GLAZING***
***OWN LARGE L'SHAPED PATIO - SOUTH FACING! ***
ALLOCATED PARKING SPACE – LONG LEASE 999 years from 1/5/2003

A GROUND FLOOR TWO BEDROOM MAISONETTE located in a quiet and convenient Private cul-de-sac within a quarter of a mile of Caterham on the Hill High Street. The property has a great size Living Room with access to a Kitchen with fitted appliances. There is a modern Shower Room with a fabulous walk-in shower unit, the main Bedroom also has a built-in double wardrobe. Outside there is a South Facing L-shaped own Patio leading to a large secluded Communal Garden. **A GREAT LOCATION, VIEWING RECOMMENDED!**

Oaktree Walk Caterham Surrey CR3 5JZ
GUIDE PRICE: £300,000 to £315,000 LEASEHOLD



DIRECTIONS

From the High Street in Caterham on the Hill, proceed towards Caterham Valley, just beyond the Cedar Tree on the left-hand side, turn left into Whyteleafe Road. Essendene Road is the first turning on the left-hand side, Oaktree Walk is towards the end of the road on the left-hand side, the property is within the first block of four Maisonettes on the left-hand side.

LOCATION

Oaktree Walk is an ideal location being with easy reach of local amenities and shops in Caterham on the Hill and Caterham Valley. Within a mile of the bungalow in Caterham Valley is Caterham railway Station which has a train service into Croydon and Central London. The M25 can be accessed at junction 6 at nearby Godstone. Caterham also has a good selection of Schools for all age groups; there are several Infant and Junior Schools and a Secondary School all within a level walking distance of the property.

Within a mile of the property there are also many recreational attractions including countryside walks in nearby Queens Park, Chaldon, the Surrey National Golf Course. Within three quarters of a mile there is a Sports Centre located in Burntwood Lane.

AN IDEAL LOCATION FOR ACCESS TO THE TOWN AND NEARBY COUNTRYSIDE.

ENTRANCE HALLWAY

Part panelled and glazed front door, coved ceiling and built-in understairs walk-in storage cupboard, built-in Airing Cupboard, radiator.

LIVING ROOM 14' 1" x 10' 2" (4.29m x 3.10m)

Double glazed window to the front, coved ceiling, TV point, double radiator, folding door to:

KITCHEN 10' 5" x 6' 0" (3.17m x 1.83m)

Double glazed window to the front, range of modern wall and base units with complementary worktops and a one and a half bowl sink unit with a mixer tap and cupboards under. Built in NEFF electric hob with an extractor fan above, built in electric oven and grill, NEFF

dishwasher and a BOSCH washer/dryer. Wall mounted gas fired combination boiler set within a cupboard, tiled flooring and surrounds, double radiator.

BEDROOM ONE 10' 8" x 8' 6" *plus door recess* (3.25m x 2.59m *plus door recess*)

Double glazed french doors to the patio and secluded Communal Gardens, coved ceiling, built in double wardrobe, TV point and radiator.

BEDROOM TWO 9' 7" x 7' 5" (2.92m x 2.26m)

Double glazed window to the rear, TV point and radiator.

SHOWER ROOM 7' 0" x 6' 5" (2.13m x 1.95m)

Modern Shower Room with a walk-in Shower Room with a mixer shower fitment with an overhead shower rose, vanity wash hand basin and a low flush WC, tiled flooring and surrounds. Wall mounted mirror with a light and 'Bluetooth' connection.

OUTSIDE

OWN PATIO

Large L-shaped paved Patio to the rear with views onto the Communal Garden.

COMMUNAL GARDENS

The Communal Gardens extend to the rear and side of the building; they are south facing and mainly laid to lawn. To the side of the building there is also a covered 'Cycle Store'.

RESIDENTS PARKING

There is an allocated parking space to the front of the block.



LEASEHOLD INFORMATION & COUNCIL TAX

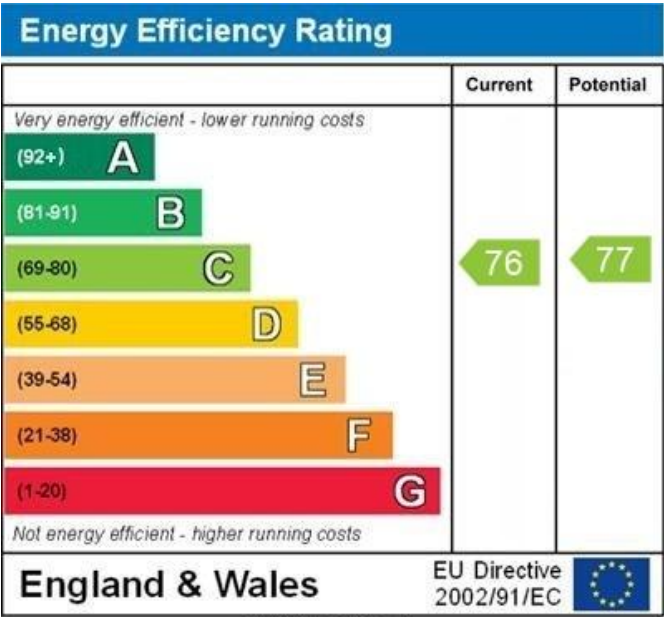
LEASE TERM: 999 years from 1/5/2003
MAINTENANCE/SERVICE CHARGE INCLUSIVE OF BUILDING INSURANCE & SINKING FUND
CONTRIBUTION: £2,097.90 PA.
GROUND RENT: NIL

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>.

3/10/2025



ENERGY PERFORMANCE CERTIFICATE (EPC)



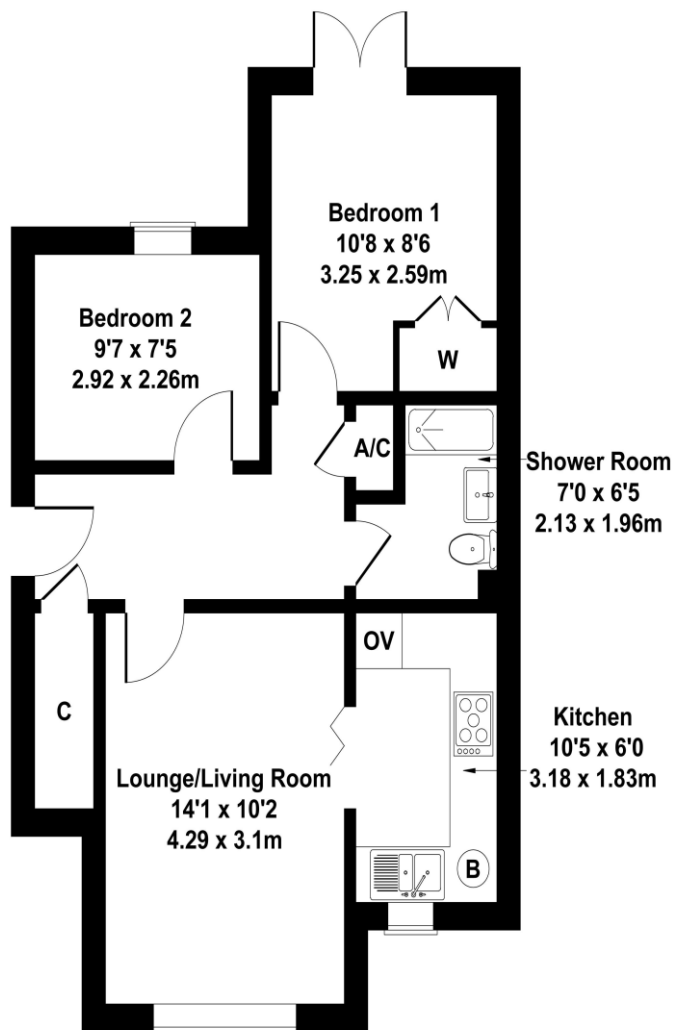
WWW.EPC4U.COM



FLOORPLAN

Oaktree Walk

Approximate Gross Internal Area
542 sq ft - 50 sq m



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



DATA PROTECTION ACT 1998

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