



- *A THREE BEDROOM DETACHED HOUSE LOCATED IN SEMI-RURAL CHALDON WITHIN A PRIVATE ROAD ***
- *TWO RECEPTION ROOMS, SEPARATE KITCHEN, DOWNSTAIRS WC* *FIRST FLOOR BATHROOM WITH SEPARATE WC* *LARGE FRONT AND SECLUDED REAR GARDEN WITH WORKSHOP***
- *GREAT POTENTIAL TO EXTEND TO THE SIDE AND REAR (subject to planning permission) ***
- *DETACHED GARAGE AND DRIVEWAY - NO ONWARD HOUSE CHAIN! ***

A DETACHED THREE BEDROOM HOUSE set on a large plot in a sought after 'Private Road' in semi-rural Chaldon. The house has real potential to extend to create a larger family home, subject to planning permission. Within the Rear Garden there is a large Workshop/Storage Shed, an open lawn area and to the side of the house a Detached Single Garage and driveway with ample space for off road parking.

A UNIQUE OPPOTUNITY TO PURCHASE A PROPERTY IN A GREAT LOCATION, NO ONWARD HOUSE CHAIN!

The Heath, Chaldon, Surrey CR3 5DG
Asking Price: 'Offers in Excess of' £725,000 Freehold



DIRECTIONS

From Caterham on the Hill High Street proceed along Chaldon Road, at the roundabout with the Coulsdon Road, proceed straight on continuing along Chaldon Road and into Roffes Lane, turn left into Roffes Lane and then first right into The Heath, the house is on the right hand side.

LOCATION

The property is within semi rural Chaldon amidst protected greenbelt countryside and close to farmland along Roffes Lane. There are woodland walks locally, so ideal if you have a dog!

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

There is also a good selection of schools in Chaldon (St Peters & St Paul's Infant & Junior school) and Caterham for all age groups in the private and public sectors.

A QUIET AND IDEAL LOCATION FOR ALL THE FAMILY.

ACCOMMODATION

ENTRANCE HALLWAY 11' 6" x 5' 5" (3.50m x 1.65m)

Solid wood panelled front door, double glazed window to the side, return staircase to the first floor, radiator and wood effect flooring.

LOUNGE / FIRST RECEPTION ROOM

13' 9" x 11' 6" (4.19m x 3.50m)

Half bay double glazed window to the front, coved ceiling and picture rail surround, feature fireplace with low shelving to either side, TV point and radiator.

DINING ROOM / SECOND RECEPTION ROOM

13' 3" x 11' 1" (4.04m x 3.38m)

Half bay double glazed window to the front, coved ceiling and picture rail surround, built in cupboard with a locker above, TV point and radiator.

KITCHEN 11' 9" x 5' 11" (3.58m x 1.80m)

Double glazed window to the rear garden, door to a lobby with access to a walk-in storage cupboard and Downstairs WC. Range of wall and base units with matching worktops and tiled surrounds. Built-in Belling electric oven and grill and a four ring gas hob with an extractor fan above. Space and plumbing for a washing machine and tumble dryer with vent, space for an under counter fridge and freezer, single bowl single bowl sink unit with a mixer tap. Access to the understairs storage cupboard with a double glazed window, shelf and the electric fusebox and meter.

LOBBY

Off the Kitchen with a double-glazed door to the rear Garden, door to a walk-in storage cupboard, door to:

DOWNSTAIRS WC

Double glazed frosted window to the rear, low flush WC.

FIRST FLOOR ACCOMMODATION

LANDING

Double glazed window to the side, access to the loft, picture rail surround.

BEDROOM ONE 11' 0" x 9' 0" to wardrobes (3.35m x 2.74m to wardrobes)

Double glazed window to the front, coved ceiling and picture rail surround, wall of built-in sliding door wardrobes, wood effect flooring and radiator.

BEDROOM TWO 11' 8" x 11' 0" (3.55m x 3.35m)

Double glazed window to the front, coved ceiling and picture rail surround, built-in Airing Cupboard with an hot water tank and a wall mounted Worcester gas fired central heating boiler, wood effect flooring and radiator.



BEDROOM THREE 7' 0" x 5' 10" (2.13m x 1.78m)

Double glazed window to the rear, coved ceiling and picture rails surround, wood effect flooring and radiator.

BATHROOM 6' 0" x 5' 9" (1.83m x 1.75m)

Double glazed frosted window to the rear, modern white suite comprising of a panelled bath with a wall mounted TRITON electric shower fitment and separate hot and cold taps, pedestal wash hand basin and a wall mounted vanity cupboard. Tiled surrounds, extractor fan and radiator.

SEPARATE WC

Double glazed frosted window to the rear, low flush WC.

OUTSIDE

DETACHED GARAGE

There is a single detached Garage to the side of the house with a long driveway with ample off-road parking for several cars. The is an up and over door and a pitched roof.

FRONT GARDEN

The front Garden has a large lawn area with flowerbed borders and a pathway via a gate to the side front door of the house. To the front border there is a picket style low fence with a gate to the pathway and double gates to the driveway. There is side access to the rear Garden from both sides of the house.

REAR GARDEN

A large rear Garden with an extensive lawn area, hedgerow surrounds and a path leading to the rear of the Garden and a Workshop/Storage Shed.

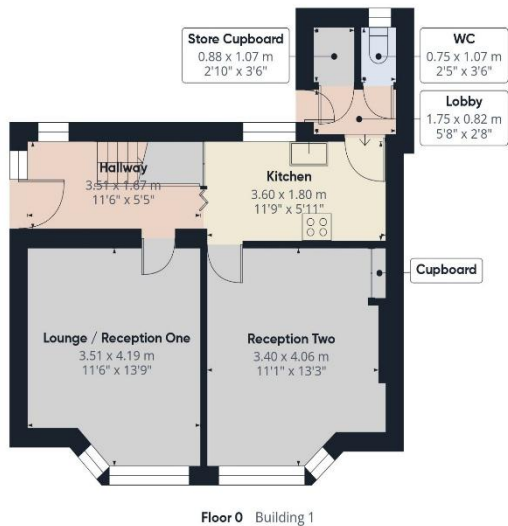
WORKSHOP/STORAGE SHED

24' 5" x 9' 7" (7.44m x 2.92m)

A timber built with a pitched roof, there are power points fitted (not tested) and a range of worktops and storage areas. A great size room, ideal for storage or to be used as a Workshop, electrics would have to be tested prior to use.

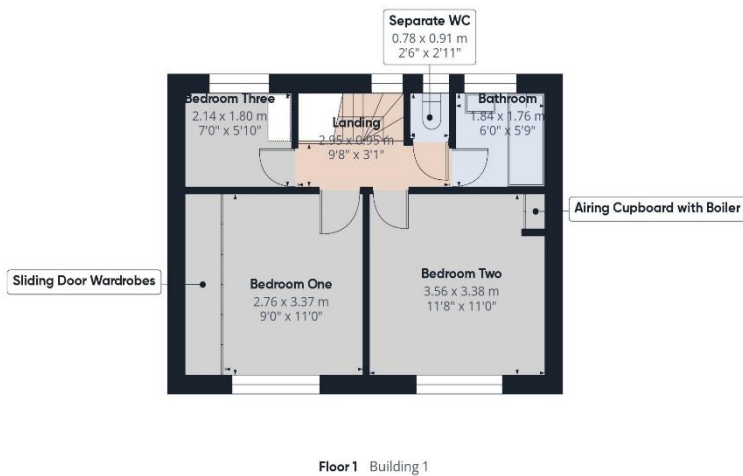


FLOORPLAN



Floor 0 Building 1

Approximate total area⁽¹⁾
78.6 m²
847 ft²



Floor 1 Building 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

PRIVATE ROAD CHARGE

All Residents in their Deeds are required to contribute to the maintenance to the road and verges and to avoid parking on them. Currently the charge is £250.00 pa to the Road Fund and is scheduled to increase to £260.00 pa in 2026. The road is jointly owned by the Residents and is managed by the Voluntary Directors of The Heath Ltd.

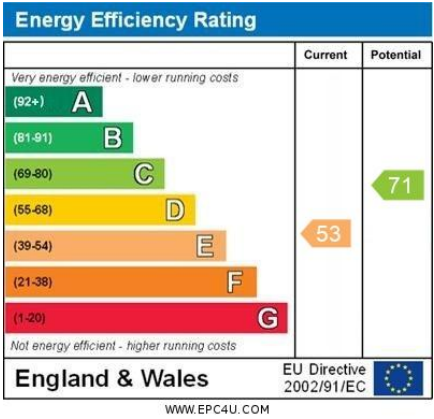
COUNCIL TAX

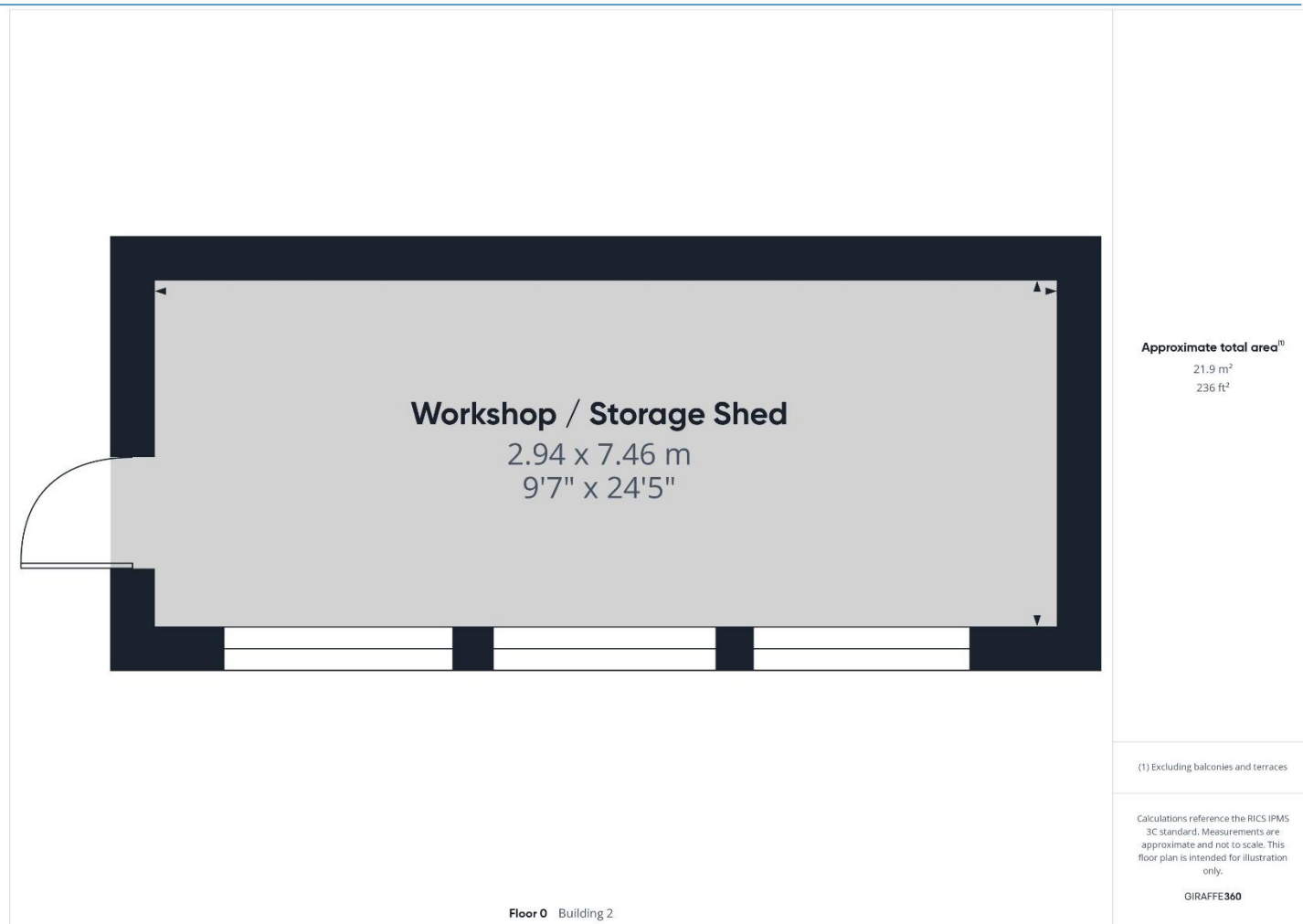
The current Council Tax Band is 'F' via Tandridge Council. Their website address to fully confirm the Council Tax Band and amount payable is: <https://www.tandridge.gov.uk/Council-tax/Your-council-tax-2025-2026>. 20/10/2025





ENERGY PERFORMANCE CERTIFICATE (EPC)





DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from us will be processed by P A Jones Property Solutions, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

MONEY LAUNDERING REGULATIONS 2003 : Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: It is a legal requirement that the property is presented accurately and in a way not to mis-lead a potential buyer in relation to the property particulars. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

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
www.pajonespropsolutions.co.uk