



**\*SIX BEDROOMS WITH TWO SHOWER ROOMS AND LARGE BATHROOM\***

**\*18' 3" x 16' 10" (5.55m x 5.14m) LOUNGE\* \*18' 1" x 10' 10" (5.52m x 3.29m) DINING ROOM/FAMILY ROOM\***

**\*20' 0" x 10' 8" (6.10m x 3.25m) KITCHEN/BREAKFAST WITH APPLIANCES - SEPARATE UTILITY ROOM\***

**\*23' 1" x 14' 6" (7.03m x 4.43m) plus 8' 1" x 4' 11" (2.47m x 1.49m) MASTER BEDROOM WITH WALK-IN**

**WARDROBE\* \*SECLUDED WEST FACING LEVEL REAR GARDEN WITH PATIO AND LAWN\***

**\*15' 8" x 10' 9" (4.77m x 3.27m) Maximum SUMMERHOUSE/IDEAL HOME OFFICE\***

**A SUBSTANTIAL SIX BEDROOM DETACHED FAMILY HOME - 2723 sq ft (253 sq m)** with accommodation over three floors set on a large **LEVEL WEST FACING PLOT** and located in a no through road! On the ground floor there is a great size Reception Hallway, Lounge, Dining/Family Room and a Kitchen/Breakfast Room. There are five Bedrooms on the First Floor with an En-suite Shower Room to Bedroom Two and a large Family Bathroom. The Master Bedroom with a separate Shower Room is on the second floor. Outside there is a West Facing rear Garden with a Summerhouse and a Driveway with ample parking.

**AN IMMACULATE AND LARGE FAMILY HOME, VIEWING RECOMMENDED!**

**Spencer Road, Caterham, Surrey CR3 5LA – Asking Price: £950,000 Freehold**



### DIRECTIONS

From the High Street in Caterham on the Hill proceed straight on over the roundabout into Town End, turn left into Banstead Road and then first right into Foxon Lane. Take the third turning on the left hand side into Spencer Road, the house is on the left hand side towards the far end of the road.

### 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 butcher, 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 within 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

**RECEPTION HALLWAY** 19' 11" x 8' 4" (6.08m x 2.55m) *Maximum*

A large reception hallway with a part double glazed and panelled front door, dado rail surround, staircase to the first floor landing with a great size understairs storage cupboard with auto light and two doors. Tiled flooring and double radiator.

**CLOAKROOM** 6' 4" x 3' 0" (1.93m x 0.92m)

Double glazed frosted window to the front, white modern suite comprising of a wash hand basin with a

tiled splashback and a low flush WC. Tiled flooring and radiator.

**LOUNGE** 18' 3" x 16' 10" (5.55m x 5.14m)

A large and light lounge with a double glazed window and double glazed sliding patio doors to the rear garden and patio. Brick built fireplace with a multi-fuel Stove. Inset downlighters throughout, door to the reception Hallway and double doors to the dining room/family room.

**DINING ROOM/FAMILY ROOM**

18' 1" x 10' 10" (5.52m x 3.29m)

Double aspect room with double glazed windows to the side and rear garden, coved ceiling with inset downlighters, dado rail surround, wood effect flooring and double radiator. Door leading to the kitchen/breakfast room.

**KITCHEN/BREAKFAST ROOM/DINING ROOM**

20' 0" x 10' 8" (6.10m x 3.25m)

A great family orientated room with a double glazed windows to the front and side, plus a double glazed door to the side access. The kitchen area has a range of gloss fronted wall and base units with soft closing doors, drawers and cupboards plus complementary worktops and tiled surrounds. Single bowl sink unit with a mixer tap and cupboards under. There is a built-in electric double oven with a microwave/grill above, large integral fridge and separate freezer and a 'Bosch' dishwasher. There is also a five ring gas hob with an extractor fan above. Tiled flooring throughout. To one wall in the breakfast area there are further built in base storage cupboards, downlighters are fitted throughout this room.

**UTILITY ROOM** 13' 3" x 8' 2" (4.05m x 2.48m)

The utility room would make an ideal workshop and was formerly part of the garage. It has a painted floor, a double glazed frosted window to the side and wall storage units to one wall. There are fitted worktops and ample space for further electrical appliances. There is also a 'Worcester Bosch' gas fired boiler and a single bowl sink unit plus space and plumbing for a





washing machine. Inset downlighters and a door leading to a storage room to the front of the house which has an up and over garage door for access from the driveway.

FIRST FLOOR ACCOMMODATION

LANDING 24' 9" x 8' 5" (7.55m x 2.56m) narrowing to 3'7" (1.08m)

Double glazed window to the front, downlighters throughout, return staircase to the master bedroom with an understairs airing cupboard with a hot water tank and shelving. Coved ceiling and double radiator.

BEDROOM TWO 14' 10" x 13' 0" (4.53m x 3.95m)

Double glazed window to the rear, inset downlighters, TV point and radiator. Door to walk-in wardrobe and separate door to en-suite shower room.

WALK-IN WARDROBE 4' 9" x 6' 4" (1.46m x 1.92m)

Enclosed with hanging and shelf space.

EN-SUITE SHOWER ROOM


7' 10" x 6' 6" (2.38m x 1.98m)

Double glazed frosted window to the side aspect, suite comprising of a good size corner shower cubicle with a mixer shower fitment, pedestal wash hand basin and a low flush WC. Tiled flooring and walls, wall mounted heated towel rail.

BEDROOM THREE 10' 0" x 12' 7" (3.05m x 3.83m) to wardrobes

Double glazed window to the rear, wall of built in wardrobes with locker space above, wood engineered flooring, inset downlighters and radiator.

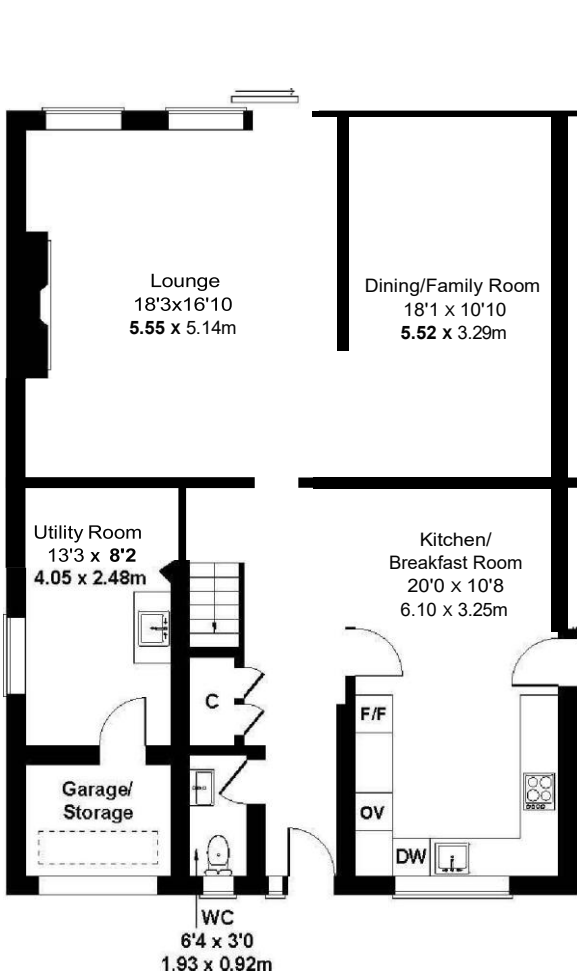
ENERGY PERFORMANCE CERTIFICATE (EPC)

| Energy Efficiency Rating                    |                         |   |
|---|-------------------------|---|
|   | Current                 | Potential   |
| Very energy efficient - lower running costs |                         |   |
| (92+) A                                     |                         |   |
| (81-91) B                                   |                         |   |
| (69-80) C                                   | 73                      | 80  |
| (55-68) D                                   |                         |   |
| (39-54) E                                   |                         |   |
| (21-38) F                                   |                         |   |
| (1-20) G                                    |                         |   |
| Not energy efficient - higher running costs |                         |   |
| England & Wales                             | EU Directive 2002/91/EC |  |

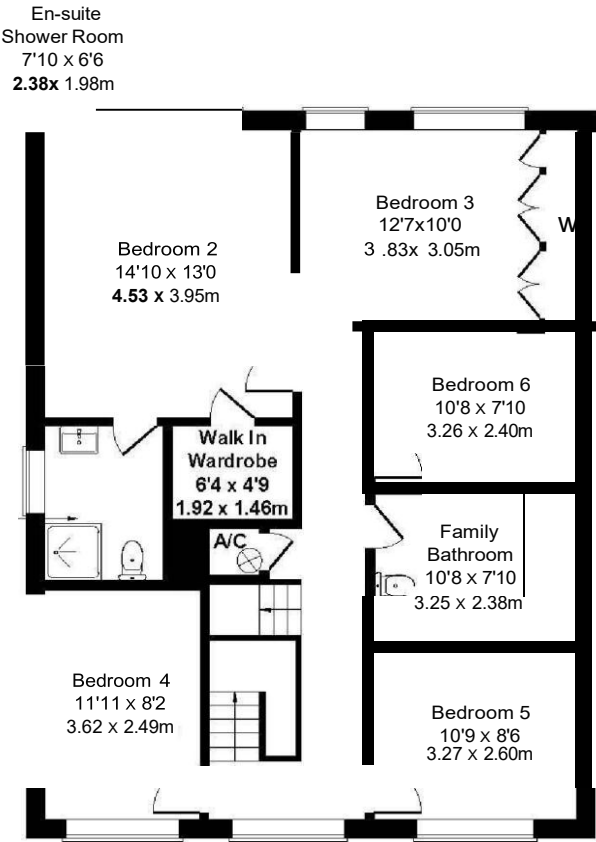


Spencer Road

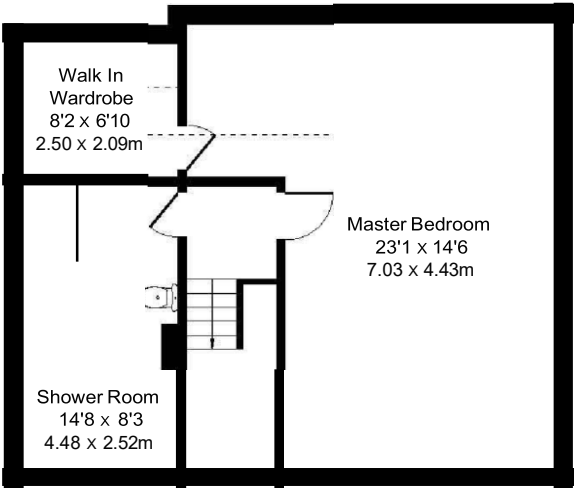
Approximate Gross Internal Area  
2723 sq ft - 253 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

#### **BEDROOM FOUR** 11' 11" x 8' 2" (3.62m x 2.49m)

Double glazed window to the front, inset downlighters, wood effect flooring, radiator.

#### **BEDROOM FIVE** 8' 6" x 10' 9" (2.60m x 3.27m)

Double glazed window to the front, inset downlighters, radiator.

#### **BEDROOM SIX** 7' 10" x 7' 9" (2.40m x 2.36m)

Double glazed window to the side, inset downlighters, engineered wood flooring, radiator.

#### **FAMILY BATHROOM** 10' 8" x 7' 10" (3.25m x 2.38m)

Double glazed frosted window to the side, white suite comprising of a panelled bath with a mixer tap and shower attachment, pedestal wash hand basin and a low flush WC. Inset downlighters, tiled walls and flooring and a wall mounted heated towel rail.

### **SECOND FLOOR ACCOMMODATION**

#### **LANDING**

Skylight window over the stairs to the front, access to the loft, inset downlighter.

#### **MASTER BEDROOM** 23' 1" x 14' 6" (7.03m x 4.43m) *plus* 8' 1" x 4' 11" (2.47m x 1.49m)

A large Master Bedroom with restricted height to two sides to the eaves. Slight L 'shape with a door leading to a walk-in wardrobe. Inset downlighters, TV point and double radiator.

#### **WALK-IN WARDROBE** 8' 2" x 6' 10" (2.50m x 2.09m)

A useful area with restricted height due to the eaves, an ideal walk-in wardrobe.

#### **SHOWER ROOM** 14' 8" x 8' 3" (4.48m x 2.52m)

A large Shower Room with a double-glazed skylight window to the front, inset downlighters and a useful eaves storage cupboard. The suite comprises of a walk-in shower cubicle with a mixer shower fitment and an overhead shower rose, pedestal wash hand basin and a low flush WC. Tiled walls and flooring, wall mounted heated towel rail and extractor fan.

### **OUTSIDE**

#### **FRONT DRIVEWAY**

A large shingle-based driveway with ample parking for several vehicles, secure side access.

#### **GARAGE STORAGE**

There is an up and over door to a useful Garage Storage area. The garage formerly was much larger, the remainder of the original garage is now a utility room.

#### **WEST FACING GARDEN**

A great size level West facing rear garden with a rear patio, extensive lawn and a seating area with a Fishpond to one side, an ideal BBQ area. There are some flowerbed borders and an impressive Cherry Blossom tree towards the rear of the garden. At the end of the garden there is a timber built 'Summerhouse' currently set up as a 'Home Pub'

#### **SUMMERHOUSE**

Currently set up as a 'Home Pub', this could easily be made into a 'Home Office' space or an idyllic Summerhouse. This timber-built summerhouse has power and light and has a seating area to the side.

#### **COUNCIL TAX**

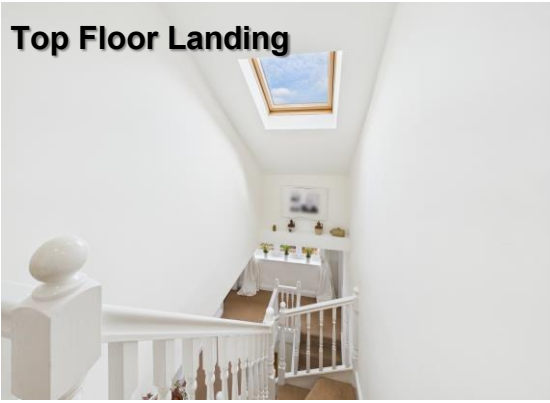
The current Council Tax Band is 'G', via Tandridge Council. Their website address to fully confirm the Council Tax Band and amount payable is: <https://www.tandridge.gov.uk/Council-tax/Your-council-tax-2025-2026>.

**23/12/2025**





**Top Floor Landing**



**Master Bedroom**



**Top Floor Shower Room**



**Bedroom Two**



**En-suite Shower Room**



**Bedroom Three**



**Bedroom Four**

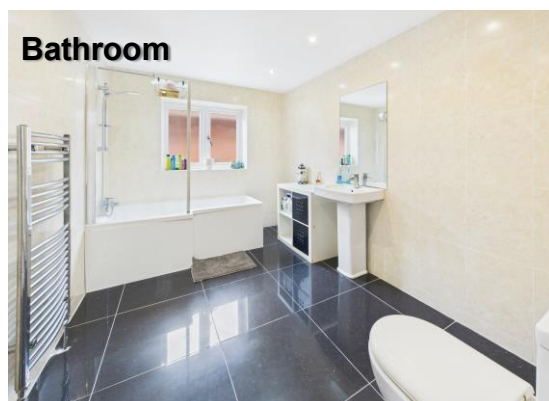


**Bedroom Five**





**Bedroom Six**



**Bathroom**



**Rear Garden**



**Rear Aspect**



**Summerhouse**



**Summerhouse**

#### **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](mailto:info@pajonespropsolutions.co.uk)**  
**[www.pajonespropsolutions.co.uk](http://www.pajonespropsolutions.co.uk)**