



## 6 Essendene Road, Caterham

£760,000 Freehold

Semi-independent annex • Generous and secluded gardens to both front and rear aspect • Requiring modernisation • NO ONWARD CHAIN • Substantial, four-bedroom, detached home



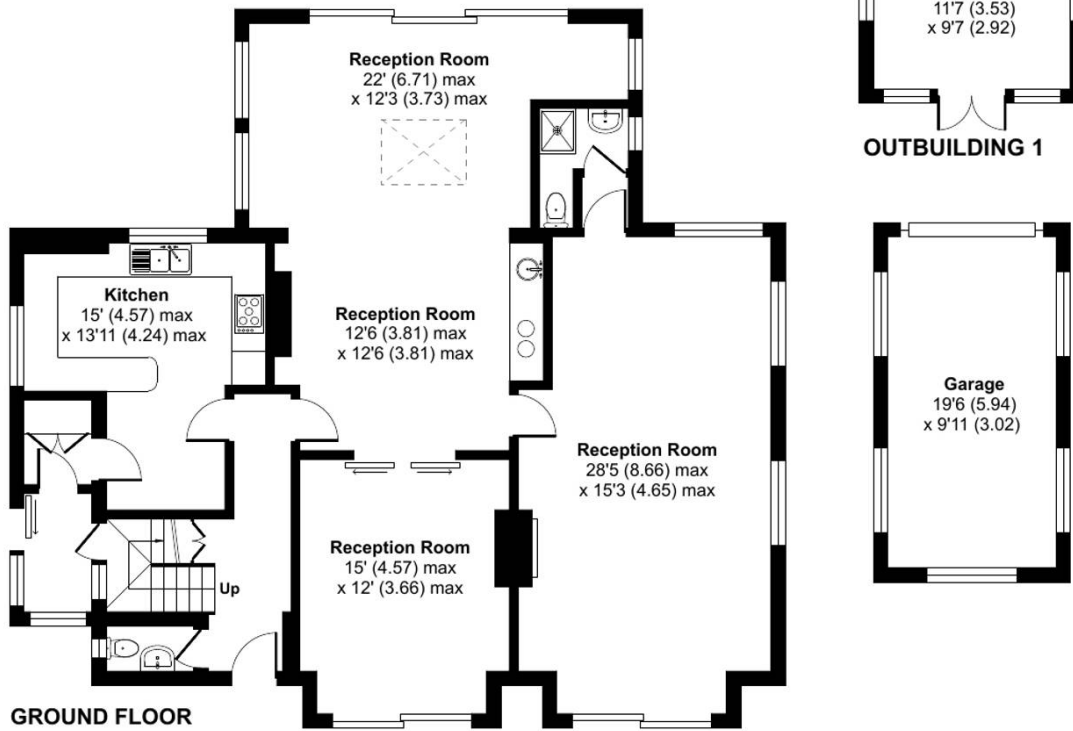
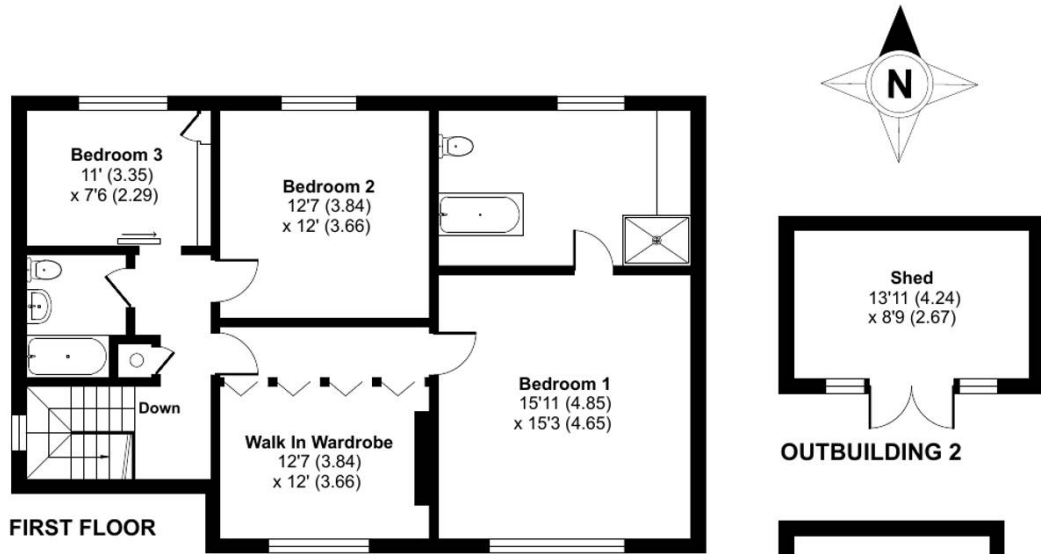
# Essendene Road, Caterham, CR3

Approximate Area = 2577 sq ft / 239.4 sq m (includes garage)

Outbuilding = 233 sq ft / 21.6 sq m

Total = 2810 sq ft / 261 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2023. Produced for Park & Bailey. REF: 979327

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Located on one of Caterham on the Hill's most sought-after residential streets, is this extensive, detached family residence. Whilst requiring modernisation, it offers some unique features such as completely private gardens to both the front and rear aspect, as well as a semi-independent ground floor annex. Offered to the market with no onward chain and providing a blank canvas for a new owner to reconfigure to their own design, and truly put their own stamp on their new home, is this sizable, four-bedroom detached home.

The current accommodation comprises two large reception rooms, one of which is partially adapted to serve as a semi-independent annex, with kitchenette and en-suite shower room. There is also a kitchen/breakfast room. Stairs rise to the first floor where all four bedrooms are located, the master providing an en-suite, and there also being a family bathroom.

#### Outside

The property is configured to allow for two private gardens, both front and rear, which are both well-established, with planted borders and mature boundaries, which provide a great deal of privacy. Both are mainly laid to lawn, with the rear garden offering a decked area ideal for entertaining. There is also off-street parking provided by a block paved driveway. Location The property is situated in a popular residential road, just off the High Street in Caterham on the Hill with a range of shopping facilities, bus route, local school, health centre, library, restaurant and pubs. Caterham Valley offers a more comprehensive range of shops to include two supermarkets and the Church Walk shopping precinct together with main line station. Junction 6 off the M25 at Godstone gives access to the motorway network and both Gatwick and Heathrow airports. As part of the service we offer, we may recommend ancillary services to you which we believe will help your property transaction.

As part of our provision, we may offer ancillary services to assist with your transaction. With your consent we will refer your details to a select group of providers. There is no obligation to provide your consent, or to uptake any of these services, but where you do, you should be aware of the following referral fee information:

Cook Taylor Woodhouse Solicitors – £250

Taylor Rose Solicitors – £250

AV Rillo – £300

Hawke Financial Services – 30%

Arnold & Baldwin Surveyors – 10%

Huxley – 10%

Atrium Surveyors – £25





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