



42 Tillingdown Hill, Caterham - CR:  
Offers Over £550,000

FINE & COUNTRY







## 42 Tillingdown Hill

Caterham, Caterham

Conveniently situated Individual 4 Bedroom 1920s built house standing within secluded walled gardens complete with original air raid shelter.

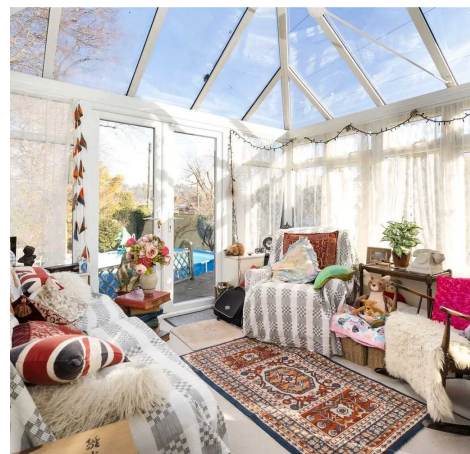
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- 4 Bedrooms
- Detached
- Unique Characteristics
- Wide Plot
- Great Location
- En-Suite Bedroom
- Garage
- Off Street Parking
- Full of Character







## 42 Tillingdown Hill

Caterham, Caterham

This pretty detached cottage stands within its own plot behind high walls benefitting from a level approach through the front garden.

A double fronted cottage, built in the 1920s has double glazing throughout and gas fired central heating.

The large living room with open fireplace has a dual aspect and French doors open out onto a private terrace. The kitchen houses a comprehensive range of storage cupboards and serves a delightful Dining room. The ground floor accommodation is complimented by a comfortable sun lounge which looks down the length of the garden and a ground floor cloakroom with toilet and large understairs storage cupboard.

Rising to the first floor, the principal bedroom at one end with a walk in wardrobe and en-suite bathroom. Three further bedrooms are served by a shower room equipped with a 'megaflow' power shower.

### OUTSIDE:

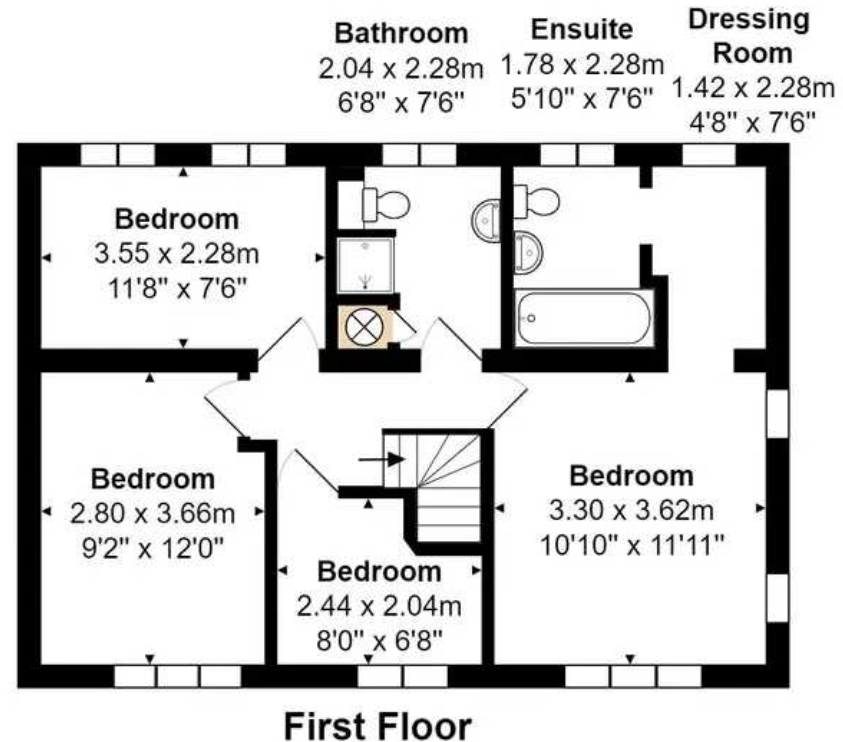
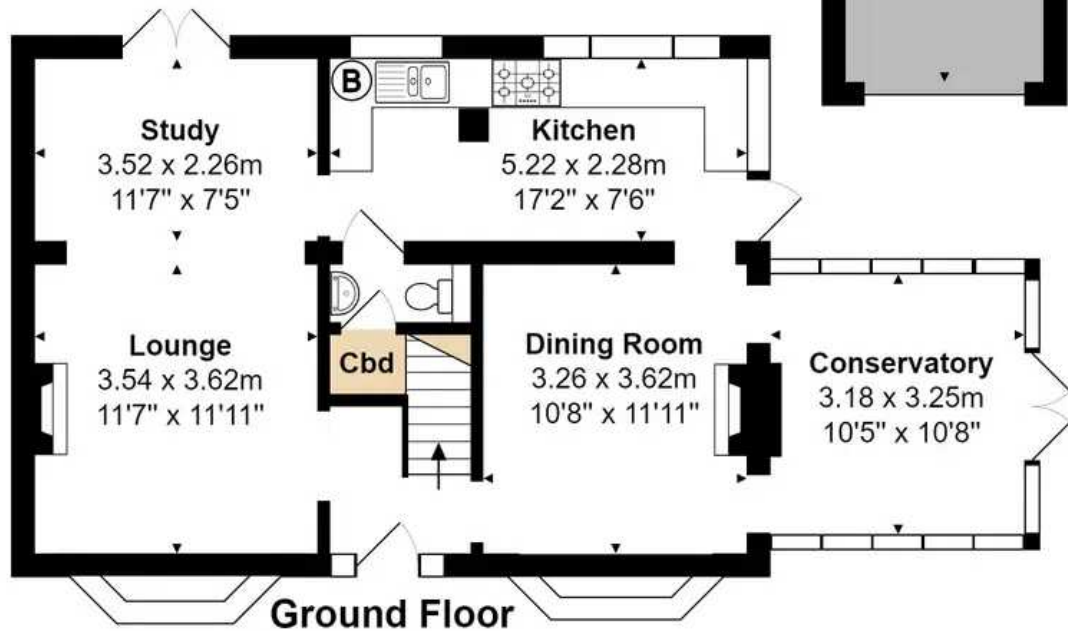
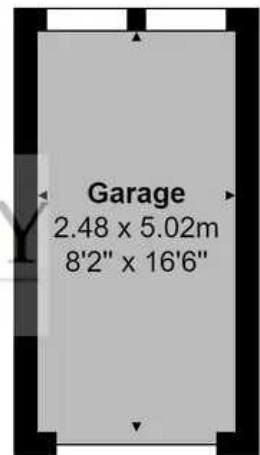
The gardens are delightful and surround the house capturing sunshine and providing areas of shade provided by a backdrop of mature Lime Trees. Views are captured toward the West and North.











**Tillingdown Hill, Caterham**

**Total Area: 125.3 sq m ... 1349 sq ft (excluding garage)**

All measurements are approximate and for display purposes only.





## Fine & Country

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