



46 Essendene Road, Caterham - CR3 5PA

Guide Price £950,000

FINE & COUNTRY





46 Essendene Road

Caterham, Surrey

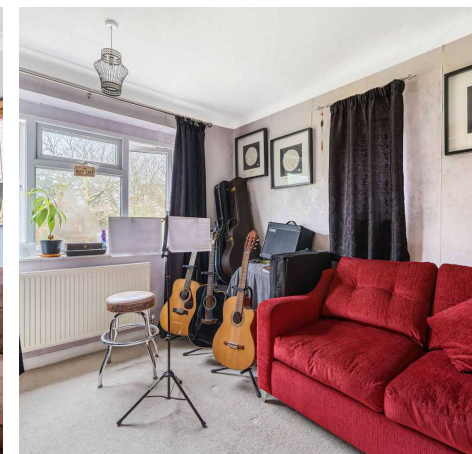
Newly available 4 double bedroom detached house standing on level south facing plot of .2 of an acre
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Sort After Location
- Walking Distance of Caterham on the Hill
- Loft Bedroom Suite with Ensuite Bathroom
- Large Family Bathroom
- Detached Garage
- Large Level Garden





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Providing 4 double bedrooms this detached house benefits from further planning permission to build a double storey rear extension. The current owners have just installed a brand new kitchen to include a range style cooker, butler sink, integrated fridge/freezer and dishwasher with wood worktops. With french doors to the rear garden, there is also a useful conservatory with delightful views overlooking the rear garden via picture windows. Double doors also from here open up to the through lounge/dining room. A third reception room, currently used as a family room has a fireplace and bay window overlooking the front garden.

Rising to the first floor, there are three spacious double bedrooms and a luxuriously fitted jack and jill family bathroom with large walk in rain shower, free standing bath, vanity sink unit and wc. The well designed and spacious principal bedroom suite occupies the third floor with ensuite facilities, offering ample cupboard and storage space.





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OUTSIDE

A level, southerly aspect garden approached via the conservatory, mainly laid to lawn bordered by mature hedging and fencing. Extensive alfresco dining area with bar, hot tub

With those warmer days in mind the level southerly aspect garden is mainly lawned and part given over to a covered timber leisure and alfresco dining area with plumbed in hot tub. Patio area.

To the front there is an excellent parking and turning area with good access to a large single garage with power and light.





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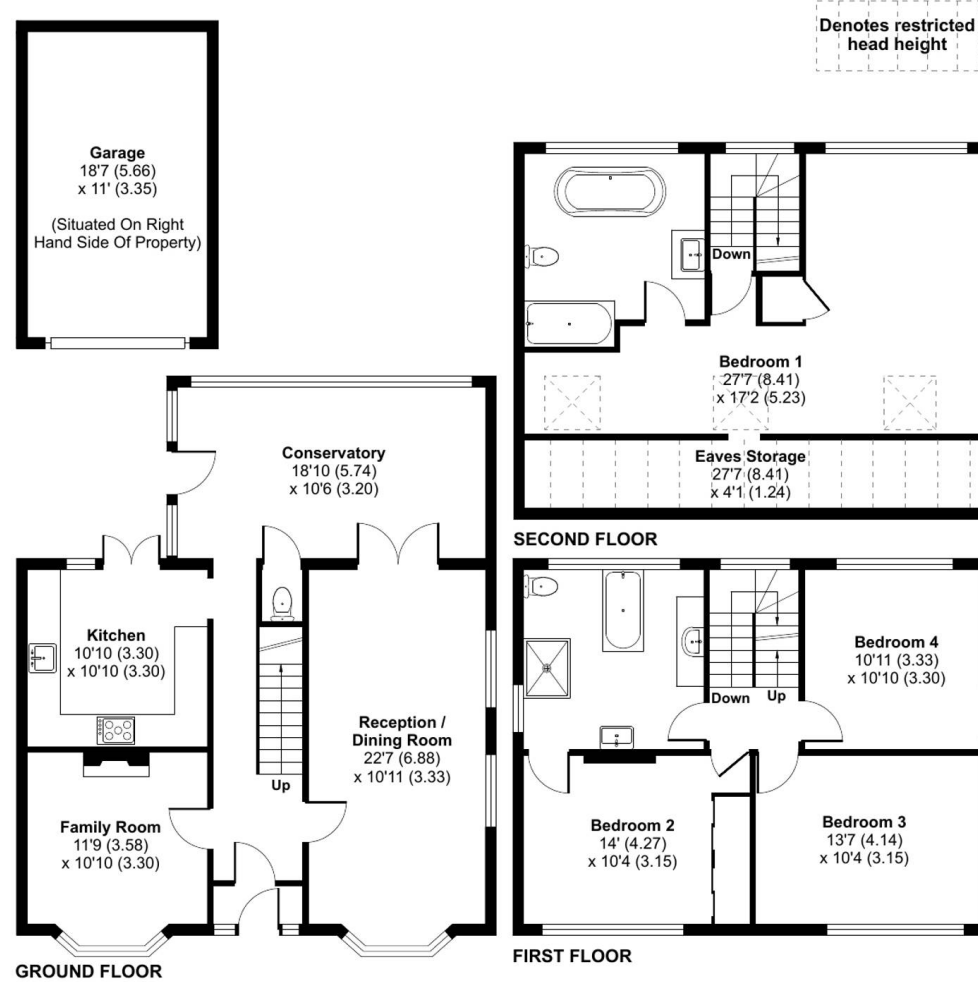
Approximate Area = 1918 sq ft / 178.2 sq m

Limited Use Area(s) = 125 sq ft / 11.6 sq m

Garage = 205 sq ft / 19 sq m

Total = 2248 sq ft / 208.8 sq m

For identification only - Not to scale





Fine & Country

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