



***THREE BEDROOM END OF TERRACE HOUSE - CUL-DE-SAC LOCATION! ***

***L'SHAPED LOUNGE/DINING ROOM 25' 9" x 17' 4" narrowing to 10'6" (7.84m x 5.28m narrowing to 3.20m) ***

ALL BEDROOMS HAVE WARDROBES - TWO DOUBLE BEDROOMS AND ONE SINGLE BEDROOM

FIRST FLOOR SHOWER ROOM & DOWNSTAIRS CLOAKROOM

DOUBLE GLAZED & WARM-AIR GAS FIRED HEATING

NO ONWARD HOUSE CHAIN - VIEWING RECOMMENDED!

A DECEPTIVELY LARGE THREE BEDROOM HOUSE set in a **cul-de-sac** within half a mile of Caterham Town Centre. The house has a large L'Shaped Lounge/Dining Room with a separate Kitchen. There are three good size Bedrooms on the first floor and a Shower Room. To the rear the Patio Garden offers seclusion and privacy and has access to the Garage within a block to the side of the Garden. **The house does require some UPDATING AND MODERNISATION** but is a great size and would make an **IDEAL FAMILY HOME!**

Greenwood Gardens, Caterham, Surrey CR3 6RX

Asking Price: £445,000 Freehold



DIRECTIONS

From Caterham Valley town centre proceed along Godstone Road towards the A22 Caterham Bypass, take the fourth turning on the right hand side into Greenwood Gardens, the property is the first house on the right hand side.

LOCATION

The house is within half a mile of Caterham Town Centre which has a great selection of local and High Street shops which includes five Supermarkets a good selection of Restaurants.

Caterham has a fine selection of local schools for all age groups; this includes Caterham School (private) located in nearby Harestone Valley Road and St Johns Infant and Primary School which is located within a quarter of a mile in Markfield Road.

Caterham Railway Station provides a regular service into Croydon and Central London for the commuter. Access to the M25 motorway is within three miles at nearby Godstone, junction 6.

The surrounding Countryside includes excellent views at nearby Viewpoint and open Countryside towards Godstone to the south.

A GREAT LOCATION FOR TOWN & COUNTRY LOVERS!

ACCOMMODATION

ENTRANCE HALLWAY 4' 8" x 4' 9" (1.42m x 1.45m)

Double glazed and part panelled front door and window to side, built in double size cloaks cupboard and single storage cupboard with locker space above, door to Cloakroom.

CLOAKROOM 6' 6" x 2' 11" (1.98m x 0.89m)

High level double glazed window to the side, tiled surrounds and low flush WC and vanity wash hand basin.

L'SHAPED LOUNGE/DINING ROOM

25' 9" x 17' 4" narrowing to 10'6"

(7.84m x 5.28m narrowing to 3.20m)

Glazed door to the Entrance Hallway, double glazed window to the side and double glazed sliding patio doors to the front and rear aspects. Open tread staircase to the first floor landing, TV point and two warm air vents. Door to:

KITCHEN 9' 9" x 6' 10" (2.97m x 2.08m)

Double glazed window to the rear, range of wall and base units with matching worktops, one and a half bowl stainless steel sink unit with a mixer tap and cupboards below. Space and plumbing for a washing machine and space for an under counter freezer and space for a fridge. Built in **INDESIT** electric oven and a **BOSCH** electric four ring hob and an extractor fan above, tiled surrounds. Built in storage housing the electric fuse box and gas meter, separate cupboard with the warm-air gas central heating boiler.

FIRST FLOOR ACCOMMODATION

LANDING 9' 9" x 3' 3" (2.97m x 0.99m)

Built in airing cupboard housing the hot and cold water tanks, doors to all rooms.

BEDROOM ONE 13' 4" x 10' 5" (4.06m x 3.17m)

Double aspect room with a large double glazed window to the front and side, built in double wardrobe, warm air vent.

BEDROOM TWO 10' 0" x 11' 0" (3.05m x 3.35m)

Double glazed window to the rear, built in single wardrobe plus a separate storage cupboard. There is a wash hand basin set into a worktop with fitted shelving below, warm air vent.

BEDROOM THREE 8' 9" x 6' 7" (2.66m x 2.01m)

Slight L-shaped room with a double glazed window to the front, built in wardrobe.



SHOWER ROOM 6' 8" x 5' 11" (2.03m x 1.80m)

Double glazed frosted window to the rear, modern white suite comprising of a corner shower cubicle with a mixer shower fitment and tiled surrounds, vanity wash hand basin with a tiled splashback and a low flush WC with a concealed cistern, inset spotlights.

OUTSIDE

FRONT GARDENS

The front garden extends to the front and side and comprises of two-level lawn areas split by a path leading to a side access path to the Garage area. There is also a raised flowerbed and several trees within the garden. A separate path leads to the front door.

REAR PATIO GARDEN

The garden has a large split-level patio with surrounding herbaceous borders and a gate leading to Garage Block drive.

GARAGE & PARKING

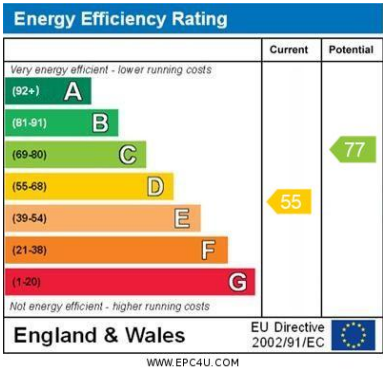
Beside the rear Garden the Garage is the first Garage on the right-hand side next to the side access path. It has an up and over door. There are bay parking spaces opposite the house which are un-allocated.

COUNCIL TAX

The current Council Tax Band is **'D'**, 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-2026-2027>

18/5/2026

ENERGY PERFORMANCE CERTIFICATE (EPC)



FLOORPLAN



Floor 0



Floor 1

Approximate total area⁽ⁿ⁾83.6 m²897 ft²

Reduced headroom

1.5 m²

16 ft²

(1) Excluding balconies and terraces

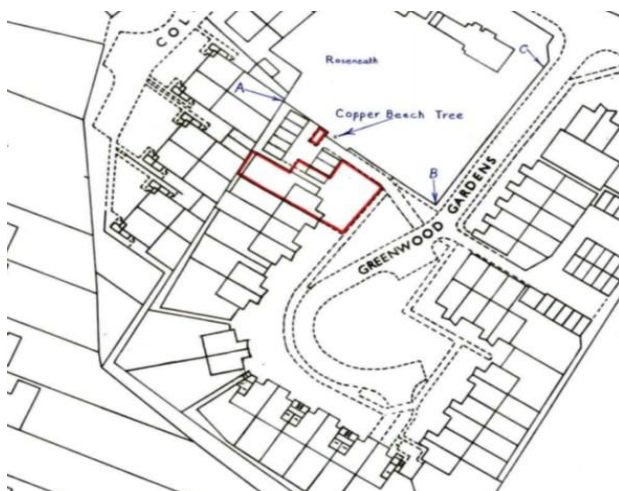
Reduced headroom

..... Below 1.5 m/5 ft

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

GIRAFFE 360





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