



A LARGE THREE DOUBLE BEDROOM FAMILY HOME - QUIET AND POPULAR LOCATION

ENSUITE BATHROOM, ENSUITE SHOWER ROOM & FAMILY BATHROOM

LIVING ROOM 23' 8" x 16' 1" (7.21m x 4.92m) WITH ACCESS TO THE GARDEN

***FULLY FITTED KITCHEN/BREAKFAST ROOM 13' 2" x 7' 10" (4.03m x 2.39m) ***

LARGE DRIVEWAY AND EASY MAINTENANCE GARDENS

CONVENIENTLY LOCATED FOR ACCESS TO SHOPS, A CHOICE OF SCHOOLS AND TRANSPORT LINKS

A LARGE MODERN THREE DOUBLE BEDROOM FAMILY HOME set within a 'Prestigious Development' built circa 2023 by Antler Homes. On the ground floor there is an impressive 'Open Plan' Living Room and a separate 'Fully Fitted' Kitchen Breakfast Room. Bedrooms One & Two have Ensuities and built in wardrobes, Bedroom Three is next to the Family Bathroom. The house is double glazed and has gas central heating via radiators and underfloor heating on the ground floor. **IMMACULATEDLY PRESENTED, VIEWING! RECOMMENDED!**

Porkele Place, off Whyteleafe Road, Caterham, Surrey CR3 5FZ
Asking Price: £735,000 Freehold



DIRECTIONS

From the High Street in Caterham on the Hill proceed towards Caterham Valley, take the first left into Whyteleafe Road, proceed straight on at the traffic lights, Porkele Place is the first turning on the right-hand side. Follow the road towards the end of the cul-de-sac, the house is on the right hand side.

LOCATION

The house is located in a '**QUIET SELECT DEVELOPMENT**' within easy reach of local shops in Caterham on the Hill. Whyteleafe & Whyteleafe South Station are within walking distance of the house with services into London. There are also many fine schools for all age groups within the area of Caterham and Whyteleafe within the private and public sectors.

The commuter by car also has the benefit of the M25 motorway which can be accessed at Godstone junction 6. Caterham Valley has a more comprehensive selection of High Street shops, including a Waitrose, Lidl, Aldi and Morrisons Supermarkets. Locally there is a Sports Centre within half a mile at De Stafford School in Burntwood Lane and a Golf Course in Chaldon with stunning views over greenbelt countryside. The area has many fine open spaces including Manor Park, Kenley Common and Aerodrome (gliders only) and the North Downs.

A GREAT LOCATION FOR FAMILY LIVING CLOSE TO THE TOWN AND COUNTRYSIDE.

ACCOMMODATION

RECEPTION HALLWAY 13' 2" x 4' 3" (4.02m x 1.29m)

Panelled front door, return staircase to the first floor landing with an understairs recess, inset spotlights to the ceiling, wood effect flooring, under floor heating.

CLOAKROOM

Double glazed frosted window to the front, white suit comprising of a vanity wash hand basin with a mirror above, low flush WC, wood effect flooring, under floor heating.

LIVING ROOM 23' 8" x 16' 1" (7.21m x 4.92m)

A large open plan Living Room with three double glazed windows to the side and two double glazed windows to the rear with a set of double glazed doors to the Rear Garden. Inset spotlights to the ceiling, TV point, wood effect flooring with under floor heating.

KITCHEN/BREAKFAST ROOM

13' 2" x 7' 10" (4.03m x 2.39m)

Double glazed window to the front. Range of modern wall and base units with complimentary Quartz worktops and splashbacks. One and a half bowl stainless steel sink unit, wall mounted gas fired Worcester boiler set within a wall unit. Built in appliances from **SIEMENS** include a Dishwasher, Fridge/Freezer, four ring Electric Hob with an extractor fan above and Microwave, wood effect flooring with under floor heating.

FIRST FLOOR

LANDING

Return staircase to the second floor landing. Airing cupboard with the hot water tank and shelving.

BEDROOM TWO 12' 3" x 16' 0" (3.75m x 4.89m)

Two double glazed windows to the rear, two built in double wardrobes, two double radiators. Door to:

ENSUITE SHOWER ROOM

4' 11" x 8' 7" (1.50m x 2.63m)

Double glazed frosted window to the side. White suite comprising of an enclosed shower cubicle with a mixer shower fitment with a shower rose above, vanity wash hand basin and a low flush WC. Wall mounted towel rail/radiator, tiled surrounds and flooring, extractor fan.

BEDROOM THREE 10' 5" x 8' 7" (3.20m x 2.62m)

Double glazed window to the front, radiator.

BATHROOM 6' 1" x 7' 0" (1.87m x 2.15m)

Double glazed frosted window to the front. White suite comprising of a tiled panelled bath with a mixer tap



shower attachment and shower rose above, vanity wash hand basin and a low flush WC. There are tiled surrounds and flooring, a wall mounted towel rail/radiator, inset spotlights to the ceiling and a large fitted wall mirror.

SECOND FLOOR

LANDING 6' 1" x 3' 3" (1.87m x 0.99m)

Door to Bedroom One.

BEDROOM ONE 17' 6" x 8' 9" (5.34m x 2.67m) *plus wardrobe area*

Double glazed window to the rear, inset spotlights to the ceiling, there is a Dressing Room Area with three rows of floor to ceiling built in wardrobes, double radiator, door to:

ENSUITE BATHROOM 8' 4" x 12' 0" (2.55m x 3.68m)

Double glazed frosted window to the front, white suite comprising of a tiled panelled bath with a mixer tap, vanity wash hand basin and a low flush WC. Separate double size shower cubicle with a sliding access door and a mixer shower fitment with a shower rose above. There is a large fitted wall mirror, ladder style heated towel rail/radiator, shaver point and extractor fan.

OUTSIDE FRONT GARDEN

The front garden has a lawn area with flowerbed borders to two sides, path to the front door.

DRIVEWAY

A large brick block style driveway with ample parking space for several vehicles. There is an outside electric point and access to an electric vehicle charging point. A gate leads to the rear Garden

REAR GARDEN

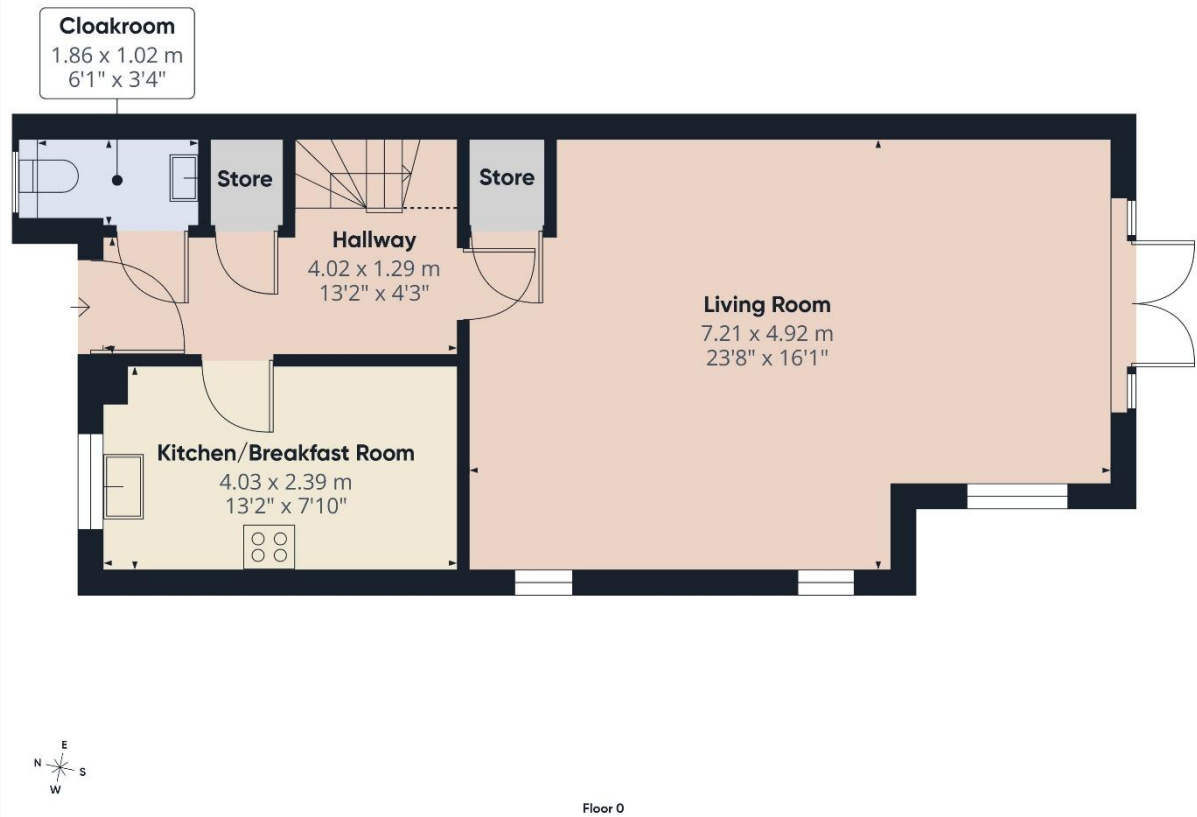
Enclosed to all sides with panelled fencing. There is a lawn area and a patio to the rear of the house. Outside electric power point, wide side access with a gate to the Driveway.

COUNCIL TAX

The current Council Tax Band is 'F', 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>. **9/9/2026**



FLOORPLAN



Approximate total area[®]
53.4 m²
576 ft²

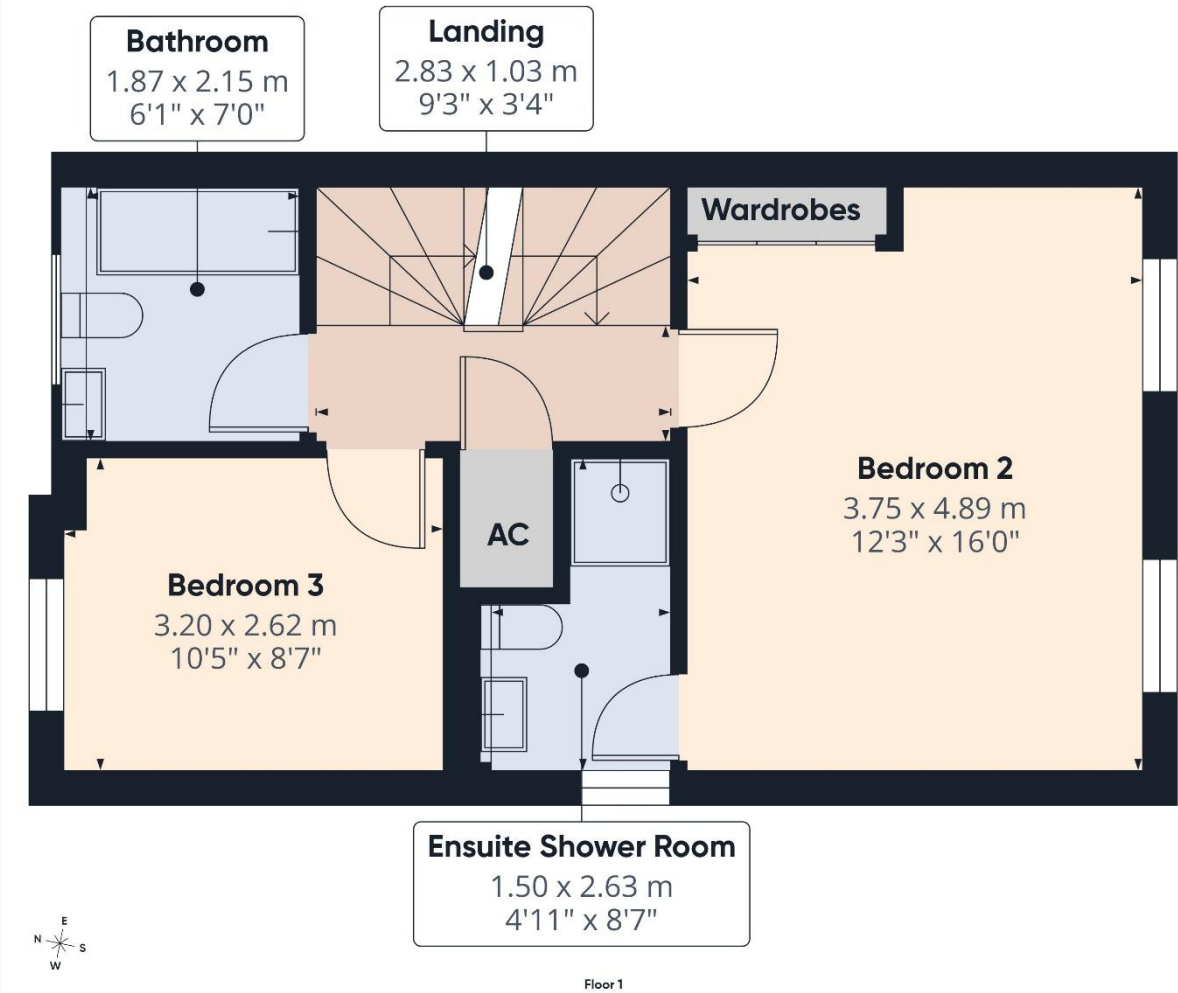
Reduced headroom
0.6 m²
7 ft²

(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.

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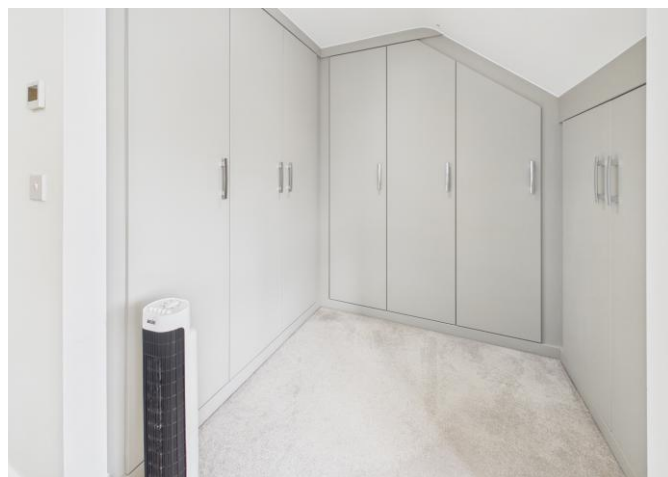
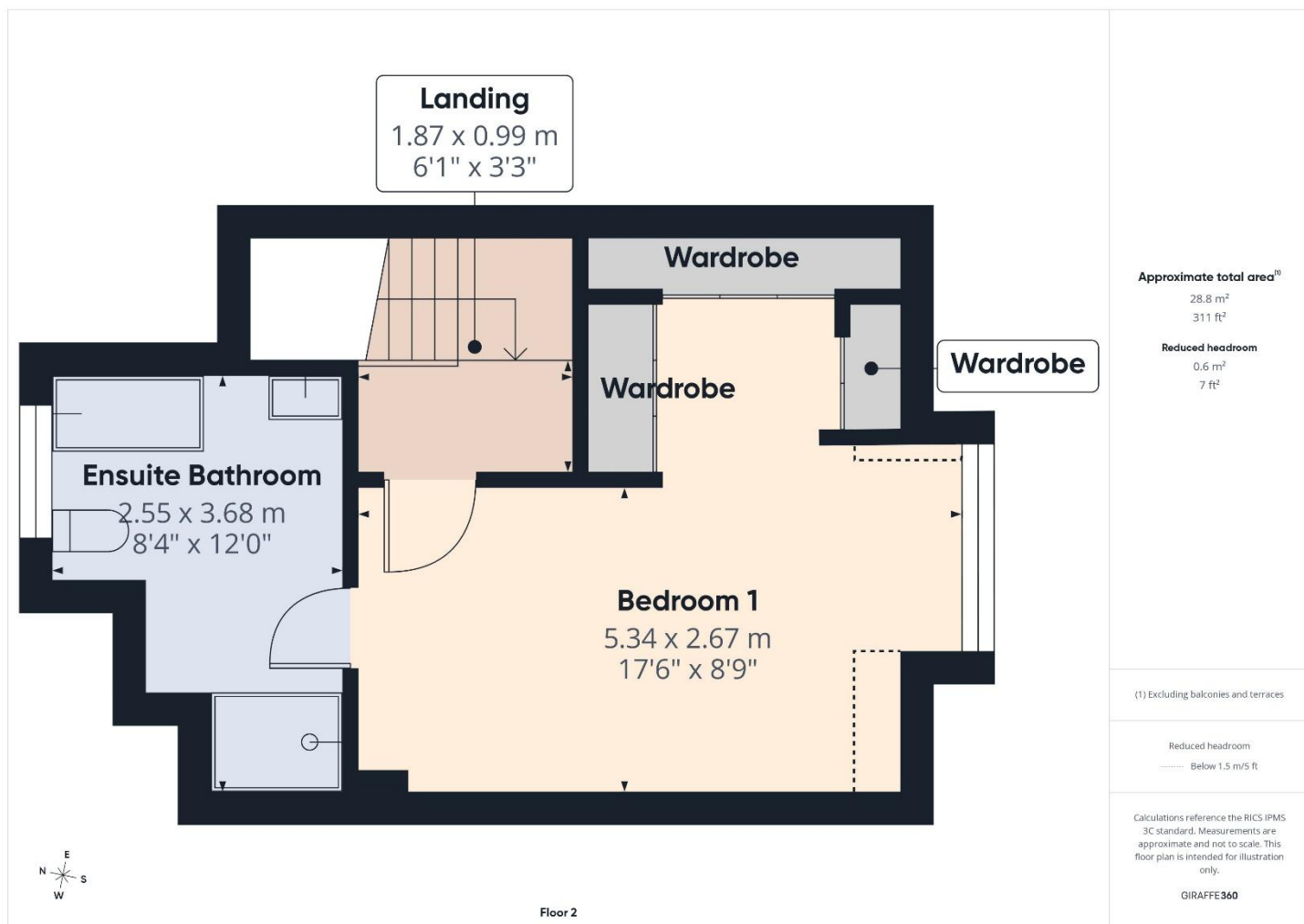


Approximate total area[®]
37.8 m²
406 ft²

(1) Excluding balconies and terraces

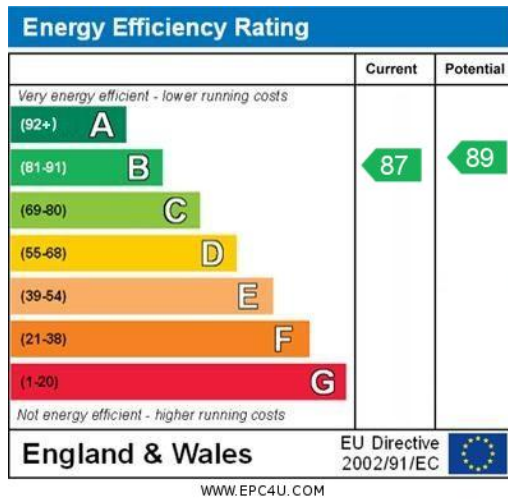
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ENERGY PERFORMANCE CERTIFICATE (EPC)



DATA PROTECTION ACT 1998

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