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BRITISH PROPERTY AWARDS 2024 ★★★★★ GOLD WINNER ESTATE AGENT IN CATERHAM & WHYTELEAFE





***A FOUR-BEDROOM DETACHED HOUSE - IMMACULATELY PRESENTED AND MODERNISED THROUGHOUT! ***
***22' 9" x 12' 4" (6.95m x 3.78m) Plus Bay Window - MAIN LIVING ROOM***
***10' 6" x 9' 8" (3.22m x 2.95m) Plus Bay Window SECOND RECEPTION/FAMILY ROOM***
***IMMACULATE KITCHEN/BREAKFAST ROOM 15' 8" x 10' 5" (4.79m x 3.18m) * *BATHROOM & SHOWER ROOM, DOUBLE GLAZED & GAS CENTRAL HEATING* *TERRACED LANDSCAPED GARDEN WITH FABULOUS VIEWS!***

**A FOUR-BEDROOM DETACHED FAMILY HOME located in a PRIVATE ROAD within half a mile of Caterham Town Centre and Railway Station. The house offers modern and immaculate accommodation throughout with a 2024 WREN installed Kitchen/Breakfast Room with 'Quartz' worktops, and a ground floor Bathroom and first floor walk-in Shower Room. The main Living Room has a fireplace with a wood burning Stove, there is also a separate Second Reception Room. The house is double glazed with built in window Shutters to the front aspect and has gas central heating. Outside there is off road parking for up to four vehicles and landscaped front and rear Gardens.**

**AN IMMACULATE MODERN HOME IN A PRIVATE AND CONVENIENT LOCATION!**

## Milner Road Caterham Surrey CR3 6JR
## Asking Price: £695,000 Freehold

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**DIRECTIONS**
From Caterham Valley Town Centre proceed along Stafford Road for approximately half a mile, turn left into Milner Approach, at the junction turn left along into Milner Road, the property is towards the end of the road on the right-hand side.

**LOCATION**
Conveniently located within half a mile of the town centre which has a great selection of High Street shops, restaurants and a railway station with services into Croydon and Central London. Nearby Whyteleafe also has a choice of three railway stations including Upper Warlingham with trains to London Bridge and Victoria. The M25 motorway can be found at nearby Godstone with access to Gatwick and Heathrow Airports.

The area also has a good number of schools from Nursery Schools to Secondary School level in the public and private sectors in both Caterham Valley and Caterham on the Hill. Caterham is located within easy reach of the countryside at nearby Chaldon, Godstone and the Harestone area of Caterham where there are many fine walks and stunning open views.

**A GREAT LOCATION FOR TOWN AND COUNTRYSIDE!**

## ACCOMMODATION

**ENTRANCE PORCH**
Covered Entrance Porch with courtesy light.

**ENTRANCE HALLWAY**
Part wood panelled and frosted glazed front door, coved ceiling with inset spotlights, Karndean flooring and radiator.

**BATHROOM** *7' 3" x 4' 10" (2.23m x 1.48m)*
Double glazed frosted window to the side, white modern suite comprising of a wood panelled bath with a mixer tap and a separate mixer shower fitment and shower screen, corner vanity wash hand basin and a low flush WC. Wall mounted ladder style heated towel rail/radiator, Karndean flooring, inset spotlights to the ceiling and extractor fan.

**MAIN LIVING ROOM**
*22' 9" x 12' 4" (6.95m x 3.78m) Plus Bay Window*
Double glazed bay window to the front with fitted window shutters, coved ceiling with a large wood beam dividing the room. Double glazed window to the side plus double glazed double doors leading to the rear garden. To one end of the room there is a feature fireplace with a wood burning Stove. Return staircase to the first floor accommodation, Karndean flooring throughout and two double radiators.

**KITCHEN/BREAKFAST ROOM**
*15' 8" x 10' 5" (4.79m x 3.18m)*
Re-fitted in 2024, this is a WREN designed Kitchen with double glazed windows to the rear and both sides and a Stable Style door leading to the rear garden. Range of large wall and base units with matching **'QUARTZ'** worktops incorporating a one and a half bowl sink unit. There is a wide Breakfast Bar with four high stalls/chairs which are to remain. Built in **AEG** electric Induction Hob with a large **NEFF** Extractor Fan above and an electric Double Oven below. Built in Dishwasher, space and plumbing for a washing machine and separate tumble dryer and space for a large one and a half width Fridge/Freezer. There is a Larder style storage cupboard and a further double size cupboard housing the wall mounted **VIESMANN** gas fired combination boiler. Inset spotlights to the ceiling with two built in speakers for a DAB radio system.

**SECOND RECEPTION ROOM**
*10' 6" x 9' 8" (3.22m x 2.95m) Plus Bay Window*
Double glazed bay window to the front with fitted window shutters, coved ceiling and vertical radiator.

**FIRST FLOOR ACCOMODATION**

**LANDING** *6' 7" x 5' 9" (2.01m x 1.77m)*
Large double glazed skylight window to the front, built in Store/Airing Cupboard.



**BEDROOM ONE** *17' 8" x 10' 9" (5.40m x 3.29m)*
A large room with a set of double glazed inward opening double doors to a Juliette Balcony overlooking the rear Garden. Built in wardrobes to one wall, access to loft storage, double radiator.

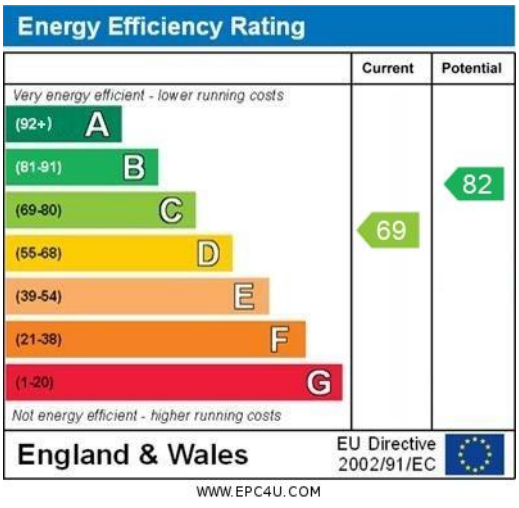
**BEDROOM TWO** *14' 6" x 8' 7" (4.44m x 2.62m)*
Double glazed window to the front with fitted window shutters, double radiator.

**BEDROOM THREE** *9' 1" x 8' 6" (2.79m x 2.61m)*
Double glazed window to the rear, access to loft, double radiator.

**BEDROOM FOUR** *8' 7" x 8' 5" (2.62m x 2.57m)*
Double glazed window to the front with fitted window shutters, double radiator.

**SHOWER ROOM**
Double glazed frosted window to the rear, walk-in shower unit with a mixer shower fitment and wet room drainage, vanity wash hand basin and a low flush WC. Extractor fan and inset spotlighting, tiled surrounds.

**ENERGY PERFORMANCE CERTIFICATE (EPC)**



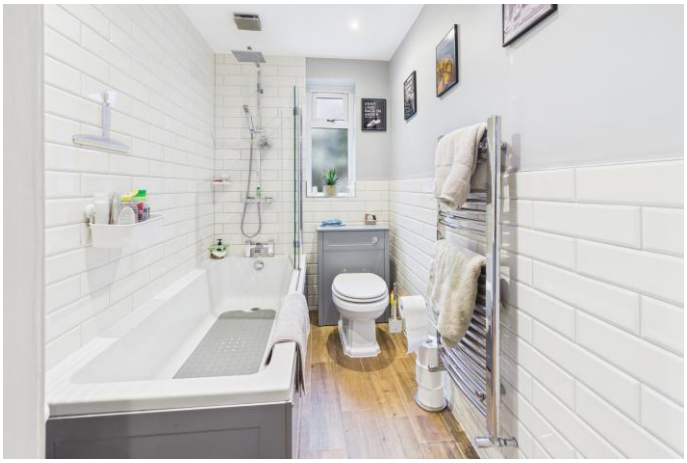
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## FLOORPLAN




Floor 0

Approximate total area[1]
63.3 m²
681 ft²

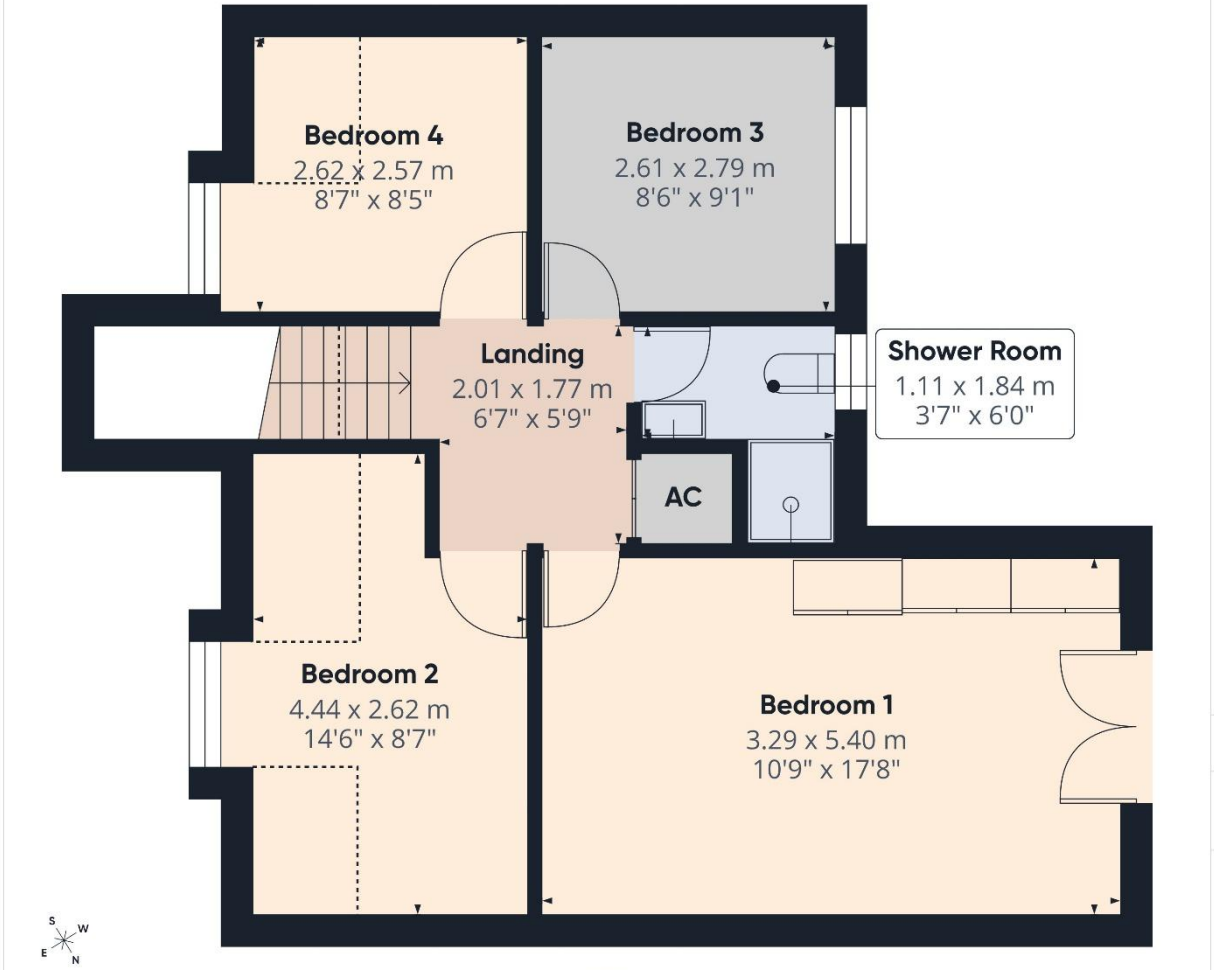
Reduced headroom
0.9 m²
9 ft²

(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.

GIRAFFE360




Floor 1

Approximate total area[1]
50.9 m²
548 ft²

Reduced headroom
4.2 m²
46 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.

GIRAFFE360

## OUTSIDE

### FRONT GARDEN & DRIVEWAY
To the front of the house there is a driveway at road level providing parking for up to two vehicles and including an **'EV'** Charging Point, a double power point and outside lighting. There is a winding set of steps leading to the front door and terrace with stunning views over Caterham Valley.

### ADDITIONAL PARKING
Opposite the house on the other side of the road there are two further parking spaces.

### REAR GARDEN
The rear Garden extends approximately 100' (30.46m) into a wooded area. The Garden is set over three levels with composite decking seating areas and stunning views over Caterham Valley. On the top level there is a Canopy with a Hot Tub which will remain (not tested). There are further steps leading to a detached Summerhouse.

### COUNCIL TAX
The current Council Tax Band is **'E'**, 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.

**13/11/2026**





















**DATA PROTECTION ACT 1998**

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MONEY LAUNDERING REGULATIONS 2003 : Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale

**THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:** It is a legal requirement that the property is presented accurately and in a way not to mis-lead a potential buyer in relation to the property particulars. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

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