



***TWO BEDROOM DETACHED BUNGALOW - GREAT SIZE GARDEN! ***

18' 4" x 15' 7" (5.58m x 4.75m) L'SHAPED LOUNGE/DINING ROOM* *L'SHAPED KITCHEN WITH ACCESS TO THE GARDEN* *BEDROOM ONE 13' 7" x 11' 5" (4.14m x 3.48m) WITH WARDROBES* *POTENTIAL TO EXTEND INTO THE LOFT (SUBJECT TO PLANNING PERMISSION) * *REQUIRES SOME MODERNISATION & REDECORATION

A TWO BEDROOM DETACHED BUNGALOW ON A LEVEL PLOT located in a popular residential road in Caterham on the Hill. The property has a large L-shaped Lounge/Dining Room, an L-shaped Kitchen and built in wardrobes to both Bedrooms. There is a modern Shower Room with WC and an additional Cloakroom. The Bungalow is double glazed and has gas central heating. Outside there are level Gardens to the front and rear and a large Driveway with off road parking for several vehicles. **VIEWING RECOMMENDED, NO ONWARD CHAIN!**

Court Road, Caterham on the Hill, Surrey CR3 5RE

Guide Price: £525,000 to £550,000 Freehold



DIRECTIONS

From the High Street in Caterham on the Hill turn down Court Road (opposite our Office), the Bungalow is approximately halfway down the road on the right hand side.

LOCATION

Court Road is an ideal location being with easy reach of local amenities and shops in Caterham on the Hill and Caterham Valley. Within a mile of the house in Caterham Valley is Caterham railway station which has a train service into Croydon and Central London. The M25 can be accessed at junction 6 at nearby Godstone.

Within a mile of the property there are also many recreational attractions including countryside walks in nearby Queens Park, Chaldon, the Surrey National Golf Course. Within three quarters of a mile there is a Sports Centre located in Burntwood Lane.

AN IDEAL LOCATION FOR ACCESS TO THE TOWN AND NEARBY COUNTRYSIDE.

ACCOMMODATION

ENTRANCE HALLWAY

UPVC front door, double glazed window to the side, coved ceiling, large built-in cloaks/storage cupboard housing the electric and gas meters plus two fuse boxes. Built in airing cupboard with hot water tank, access to the loft via a retractable ladder, double radiator.

LOUNGE / DINING ROOM 18' 4" x 15' 7" (5.58m x 4.75m) L-shaped narrowing to 11' 2" x 9' 3" (3.40m x 2.82m)

Large L-shaped Lounge/Dining Room with two double glazed windows to the front and one to the side. Serving hatch to the Kitchen, coved ceiling, four wall light points, TV point and double radiator.

L'SHAPED KITCHEN 10' 3" x 13' 9" (3.12m x 4.19m) narrowing to 5' 9" x 6' 8" (1.75m x 2.03m)

Double glazed window to side aspect, range of wall and base units with matching worktops, one and a half bowl

sink unit with a mixer tap and cupboards under, recessed space for a fridge/freezer, space and plumbing for a washing machine, built-in four ring gas hob with an extractor fan above. Wall mounted gas fired Worcester boiler, tiled surrounds and double radiator. UPVC door to the side aspect and rear Garden.

BEDROOM ONE 13' 7" x 11' 5" (4.14m x 3.48m)

Double glazed window to the rear, two sets of built-in double wardrobes, double radiator.

BEDROOM TWO 10' 9" x 7' 8" (3.27m x 2.34m)

Double glazed window to the rear, built-in double wardrobe, radiator.

SHOWER ROOM 7' 8" x 5' 2" (2.34m x 1.57m)

Double glazed frosted window to the side, white suite comprising of a double size shower unit with a Triton T80 electric shower, pedestal wash hand basin with a cabinet above and a low flush WC. Tiled walls and radiator.

CLOAKROOM WC

Double glazed frosted window to the side, low flush WC.

OUTSIDE

FRONT GARDEN

The front garden has a lawn area with herbaceous borders, secure side access via a gate to the right-hand side of the property.

DRIVEWAY

There is a large driveway with ample off road parking for 3-4 vehicles. There is a Carport/Covered area next to the Bungalow.

REAR GARDEN

Great size rear garden which is laid to lawn with fenced and hedgerow borders. At the rear of the garden there are two Garden Sheds on a concrete base. There is a wide path leading to the left-hand



side of the property to secure side access and a door to the Kitchen. There is also side access to the other side of the property.

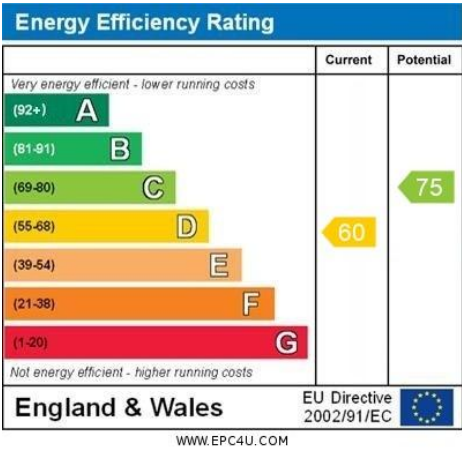
COUNCIL TAX

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-2025-2026>.

4/12/2025



ENERGY PERFORMANCE CERTIFICATE (EPC)



FLOORPLAN





DATA PROTECTION ACT 1998

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