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FOUR-BEDROOM FAMILY HOME WITH TWO SHOWER ROOMS AND A BATHROOM

24' 4" x 11' 5" (7.42m x 3.50m) KITCHEN/BREAKFAST ROOM WITH ACCESS TO THE REAR GARDENS

THREE DOUBLE FIRST FLOOR BEDROOMS WITH A LARGE BATHROOM

DOUBLE GLAZED WINDOWS WITH FRONT FACING SHUTTER BLINDS

MASTER BEDROOM WITH FITTED WARDROBES AND ENSUITE SHOWER

GREAT AND CONVENIENT SEMI-RURAL LOCATION, SECLUDED REAR GARDENS

A STUNNING EXTENDED FOUR-BEDROOM FAMILY HOME with two Shower Rooms and a Bathroom and an impressive Kitchen / Breakfast Room with access to the rear Garden. There are two separate front and rear facing Lounges and a Master Bedroom with an Ensuite on the ground floor. The property has been totally modernised and offers, in our opinion, versatile and ideal family accommodation. The rear Garden offers a great space for entertainment and is virtually 'Maintenance Free'. **VIEWING HIGHLY RECOMMENDED!**

Mount Avenue, Chaldon, Surrey CR3 5BB
ASKING PRICE: £725,000 FREEHOLD



DIRECTIONS

From the High Street in Caterham on the Hill, proceed along Chaldon Road, at the mini roundabout proceed straight on along Chaldon Road and Rook Lane. Mount Avenue is on the left hand side, the property is towards the end of the cul-de-sac on the left hand side.

LOCATION

Chaldon is in a delightful semi-rural area within easy reach of town and surrounding greenbelt countryside. The commuter has a choice of railway stations at Caterham (with services into Croydon & London) and Merstham which also has a service to Gatwick and Brighton on the South Coast. The car commuter is within easy reach of the M25 motorway which is accessible from Godstone (junction 6) or Hooley via the M23 (junction 7).

Local shopping facilities can be found in Caterham which has a choice of five Supermarkets and many other High Street shops. Chaldon is on the edge of greenbelt countryside with many fine walks over the North Downs.

Chaldon also has an historic Church, located along Ditches Lane via Church Road, dating back to the 11th Century. Along Rook Lane there is the Surrey National Golf Course with Driving Range for golfers and has an impressive Club House with views over the course.

**A GREAT LOCATION FOR TOWN
AND COUNTRY LOVERS!**

ACCOMMODATION

ENTRANCE HALLWAY

L-shaped Entrance Hallway, return staircase to the first-floor Landing with an understairs recess. Engineered oak wood flooring throughout, double radiator. Built in Utility Cupboard with space and plumbing for a washing machine with space for a tumble dryer above.

FRONT FACING LOUNGE

11' 3" into bay x 10' 7" (3.45m into bay x 3.24m)

Double glazed bay window with fitted shutter blinds to the front. There are inset spotlights to the ceiling, engineered oak wood flooring, TV point and double radiator.

REAR FACING LOUNGE

15' 2" x 10' 8" (4.64m x 3.25m)

Floor to ceiling bi-fold doors to the rear patio, inset spotlighting, engineered oak wood flooring, TV point and double radiator.

KITCHEN / BREAKFAST ROOM

24' 4" x 11' 5" (7.42m x 3.50m)

An impressive room with bi-fold floor to ceiling doors to the rear patio, double glazed window to the rear. Modern fitted '**WREN**' kitchen with a range of wall and base units plus a large Central Island unit with a built in 4 ring electric hob with an extractor fan above. Solid 'Quartz' worktops throughout, tiled surrounds and tiled flooring. Integral built in large Fridge and separate Freezer, a **BOSCH** dishwasher and a Zanussi electric oven and grill with a microwave above. Single bowl sink unit with a mixer tap, two roll-top style radiators.

SHOWER ROOM *9' 6" x 6' 2" (2.90m x 1.89m)*

Double glazed frosted window to the front with shutter blinds, large double size shower cubicle with a sliding door and a mixer shower fitment, vanity wash hand basin and a low flush WC. Inset spotlighting and tiled surrounds. Built in Airing Cupboard with a large hot water tank and a wall mounted Worcester gas boiler.

MASTER BEDROOM *11' 5" x 8' 6" to wardrobes (3.48m x 2.59m to wardrobes)*

Double glazed window to the front with fitted shutter blinds. There is a wall of built in wardrobes with sliding doors, further built in storage cupboard with a display shelf and a locker above. High vaulted ceiling with spotlights. Door to Ensuite Shower Room.



ENSUITE SHOWER ROOM

6' 10" x 4' 2" (2.10m x 1.29m)

Modern fitted Ensuite, walk-in style shower cubicle with a 'Multi Jet' shower system, high vaulted ceiling with spotlights and skylight window. tile windows and flooring, extractor fan.

FIRST FLOOR ACCOMMODATION

LANDING 10' 5" x 5' 9" (3.18m x 1.76m)

Double glazed skylight window to the front, inset spotlights, access to an eaves storage cupboard.

BEDROOM TWO 12' 0" x 9' 10" (3.68m x 3.00m)

Floor to ceiling double glazed window to the rear, inset spotlights, radiator. Wall mounted Air Conditioning unit.

BEDROOM THREE 12' 7" x 8' 1" (3.84m x 2.47m)

Two floor to ceiling double glazed windows to the rear, inset spotlights, radiator and a wall mounted Air Conditioning unit,

BEDROOM FOUR 11' 2" x 7' 9" (3.42m x 2.39m)

Double glazed skylight window to the front, restricted height due to eaves, inset spotlights, radiator.

BATHROOM 10' 6" x 6' 3" (3.21m x 1.91m)

Double glazed skylight window to front, restricted height. Impressive modern suite with a large free standing bath with a mixer tap and a stand alone shower fitment, vanity wash hand basin and a low flush WC. Inset spotlighting, tiled walls and flooring and a heated towel rail / radiator.

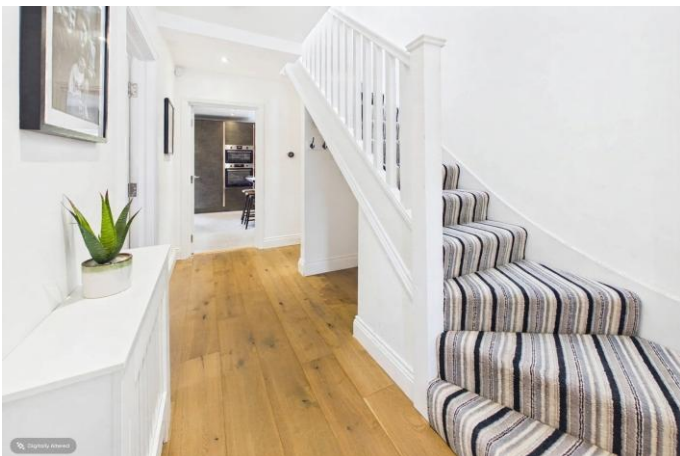
OUTSIDE

FRONT DRIVEWAY

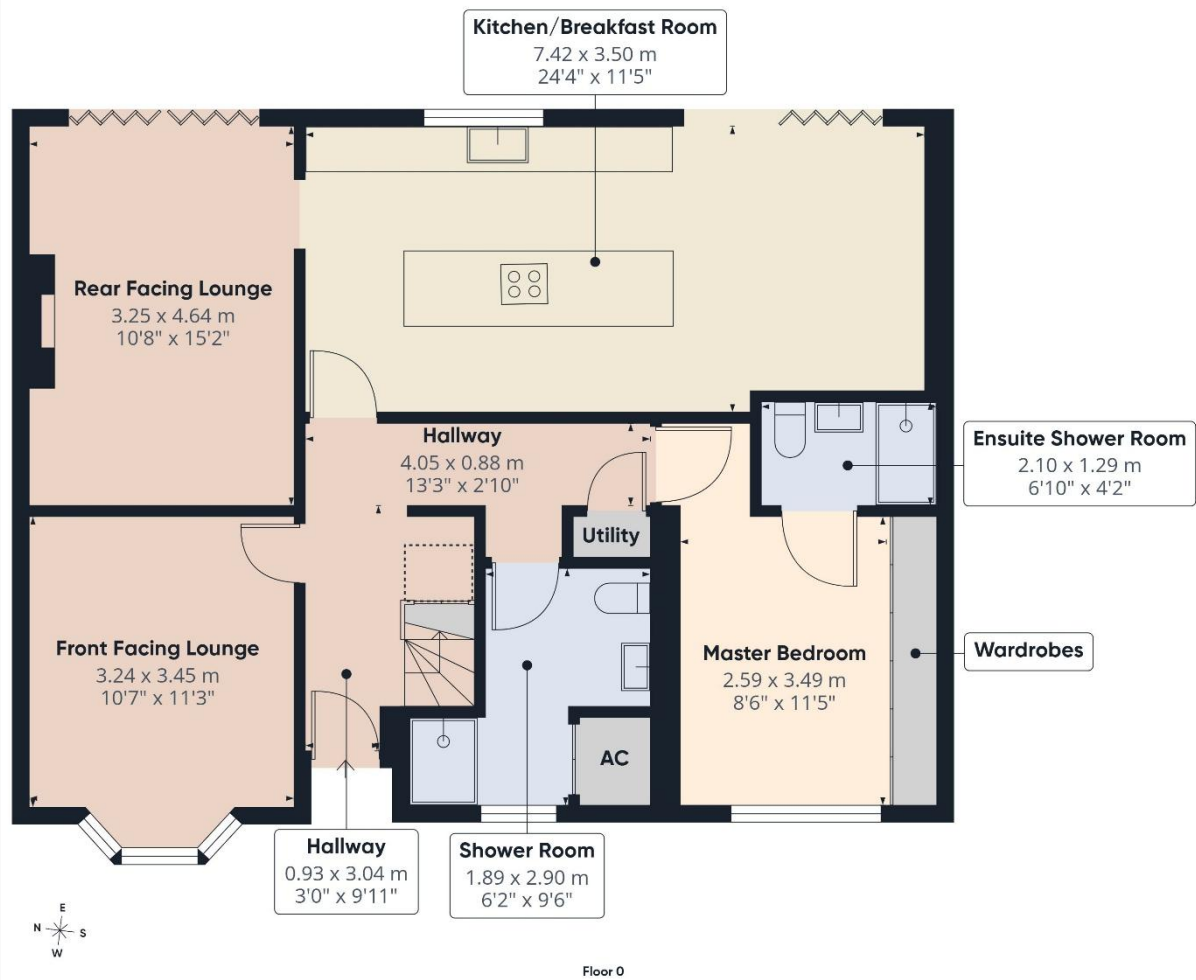
The driveway extends to the whole width of the property providing ample off-road parking for up to four cars if required.

REAR GARDEN

A large level rear Garden with a wide patio and a path leading to the end of the garden. There are raised flowerbeds to both sides and a large expanse of artificial grass, almost a maintenance free garden! At the rear of the garden there is a timber built 'Hobbit House', a great children entertainment area. There is also a timber shed.



FLOORPLAN



Approximate total area⁽¹⁾
84.1 m²
906 ft²

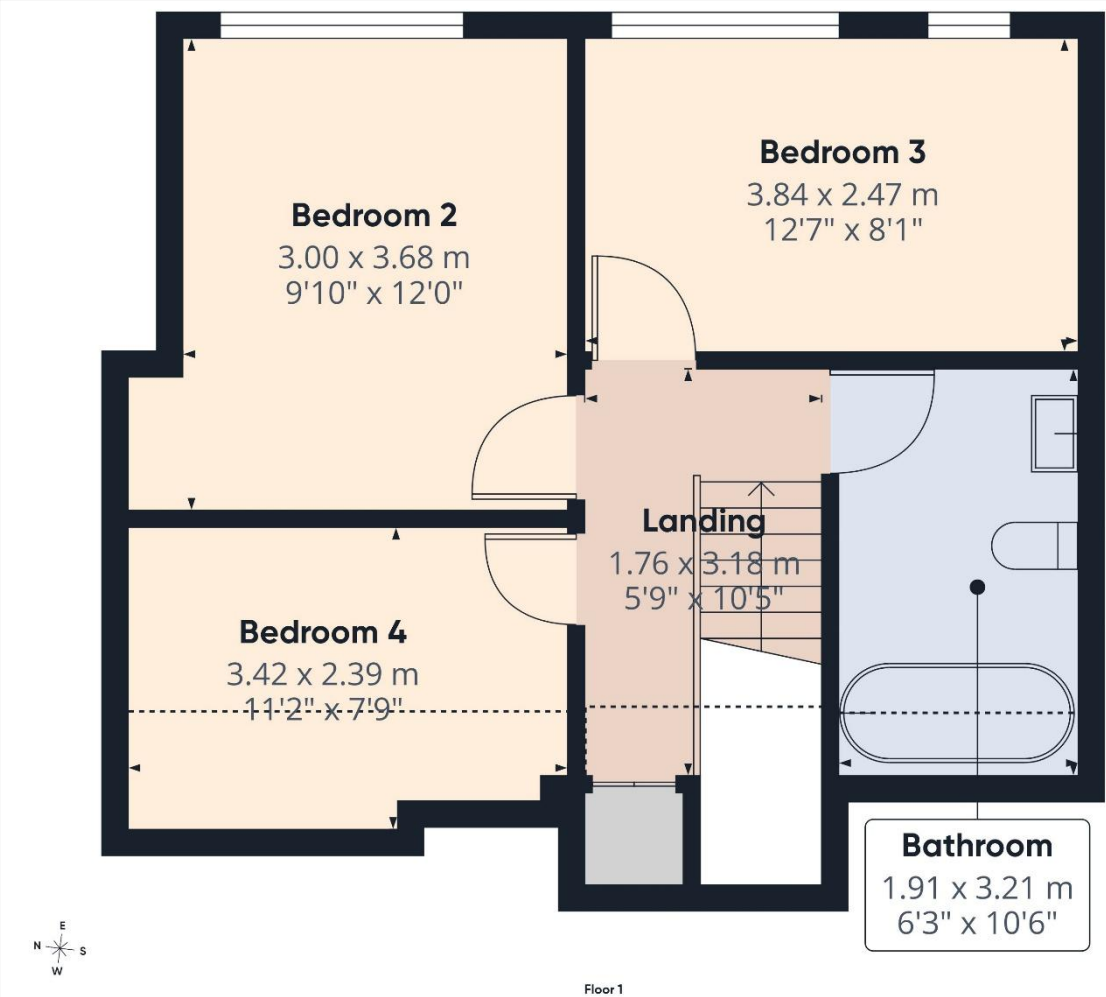
Reduced headroom
0.5 m²
6 ft²

(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⁽¹⁾
39.4 m²
424 ft²

Reduced headroom
4.6 m²
50 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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COUNCIL TAX

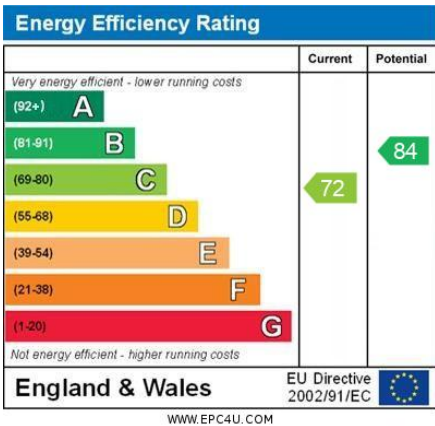
The current Council Tax Band is '**E**', via Tandridge Council. Their website address to fully confirm the Council Tax Band and amount payable is: <https://www.tandridge.gov.uk/Council-tax/Your-council-tax-2026-2027>

20/10/2026





ENERGY PERFORMANCE CERTIFICATE



DATA PROTECTION ACT 1998

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