



Guide Price
£900,000

Freehold

4x  2x  3x 

**Rook Lane, Chaldon,
Caterham, Surrey, CR3**

OVER 60?

Secure this property
for up to **59% less!**

cubitt&west
Helping you move forwards



Accommodation

GROUND FLOOR

Entrance Hallway
 Lounge: 30'0 x 17'11 (9.15m x 5.46m)
 Sun Room: 25'9 x 7'9 (7.85m x 2.36m)
 Dining Area: 16'10 x 12'4 (5.13m x 3.76m)
 Kitchen: 11'10 x 10'8 (3.61m x 3.25m)
 Study: 9'6 x 7'10 (2.90m x 2.39m)
 Cloakroom

BASEMENT

Store Room
 Coal Bunker/Log Store
 Store Area
 Boiler Area

FIRST FLOOR

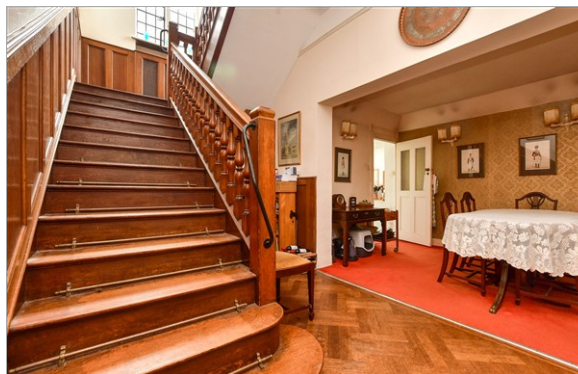
Landing
 Bedroom 1: 19'7 x 16'0 (5.97m x 4.88m)
 Bedroom 2: 22'1 x 9'7 (6.74m x 2.92m)
 Bedroom 3: 12'9 into fitted wardrobes x 8'7 (3.89m x 2.62m)
 Bedroom 4
 Bathroom

OUTBUILDING

Double Garage

OUTSIDE

Driveway
 Front Garden
 Rear Garden



Main features

- 4 bedroom semi-detached period home with extensive garden
- In need of modernisation
- High ceilings with period character features throughout
- 1.12 Acre Plot with beautiful views
- Impressive stairway with original panelling
- Double garage & driveway



Nearest Schools

Primary Schools: Hillcroft Primary 0.9 miles, Audley Primary 1.5 miles, St Francis Catholic Primary 1.5 miles

Secondary Schools: Clifton Hill School 0.8 miles, Caterham School 1.2 miles, Coulsdon High School 1.3 miles



Transport Information

Train Stations: Caterham 1.5 miles, Merstham 1.9 miles, Whyteleafe South 2.2 miles



Address

Rook Lane, Chaldon, Caterham, Surrey, CR3



Directions

For directions to this property please contact us.



cubitt&west
Helping you move forwards

Call Caterham Branch 01883 331000 ■ cubittandwest.co.uk



■ If buying to rent, please check if Local Authority licensing schemes apply before proceeding
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease

■ If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property



24408397/20260731/JE/DS