



- *A LARGE TWO DOUBLE BEDROOM DOUBLE FRONTED BUNGALOW***
- *GREAT SIZE ENTRANCE HALLWAY 13' 4" x 7' 5" (4.06m x 2.26m) ***
- *LIVING ROOM 20' 11" x 11' 10" (6.37m x 3.60m) PLUS CONSERVATORY***
- *MODERN KITCHEN AND UTILITY ROOM, DOUBLE GLAZED & GAS CENTRAL HEATING***
- *SECLUDED PRIVATE REAR GARDEN, INTEGRAL GARAGE & DRIVEWAY***
- *DESIRABLE AND CONVENIENT LOCATION FOR LOCAL AMENITIES & COUNTRYSIDE!***

AN IMMACULATELY PRESENTED TWO DOUBLE BEDROOM SEMI DETACHED BUNGALOW with large accommodation which includes an Inviting Entrance Hallway, large Living Room, Conservatory, a great size Kitchen and Utility Room. The property also has a secluded and relaxing Rear Garden, an Integral Garage and off Road Parking. Located within half a mile of Coulsdon Common, so great for walking a dog and countryside walks.

***NO ONWARD PROPERTY CHAIN - HIGHLY RECOMMENDED!**

Addison Road, Caterham on the Hill, Surrey CR3 5LW
Asking price: £515,000 Freehold



LIVING ROOM 20' 11" x 11' 10" (6.37m x 3.60m)
Double glazed leaded light window to the front, attractive tiled fireplace with a gas point, two wall light point and ceiling light points, two radiators.

KITCHEN 11' 3" x 10' 7" (3.43m x 3.22m)
Double glazed window to the rear, useful built in Larder with a window. Range of modern wall and base units with a matching worktop including a one and a half bowl stainless steel sink unit with a mixer tap and cupboard below. Floor mounted Potterton gas fired central heating boiler, space for a cooker, radiator, door to:

UTILITY ROOM 7' 11" x 5' 11" (2.41m x 1.80m)
Double glazed oval shaped to the top, part panelled door to the side access, inset spotlights to the ceiling and tiled surrounds. Wall and base units with matching worktops, plumbing and space for a washing machine and an upright fridge/freezer, radiator and door to the Integral Garage.

BEDROOM ONE 13' 1" x 11' 3" (3.98m x 3.43m)
Double glazed leaded light window to the front, radiator.

BEDROOM TWO 11' 4" x 10' 6" (3.45m x 3.20m)
Double glazed windows and double glazed french doors to a rear facing Conservatory, radiator.

CONSERVATORY 12' 6" x 8' 6" (3.81m x 2.59m)
Double glazed throughout with a traditional style pitched roof, double french doors to the Garden, power available.

SHOWER ROOM 7' 10" x 7' 4" (2.39m x 2.23m)
Double glazed frosted window to the rear. Modern white suite comprising of a shower cubicle with a mixer Triton Shower Fitment, pedestal wash hand basin and a low flush WC. Fully tiled walls and a wood effect flooring, heated towel rail, fitted shelf and two corner wall mounted vanity cupboards.



DIRECTIONS

From the High Street in Caterham on the Hill, proceed along Town End and straight on into Buxton Lane, at the next mini roundabout turn left into Ninehams Road and then take the third left into Addison Road, the property is on the left-hand side.

LOCATION

The property is located within a mile of Caterham on the Hill High Street where there is a good selection of local shops including several grocery stores, a butchers, pharmacy, post office and other specialised shops. At The Village in Coulsdon Road there is also a Tesco supermarket.

The commuter has a choice of railway stations at Caterham Valley and nearby Whyteleafe with services into Croydon and Central London. The M25 motorway can be accessed at Godstone junction 6. Caterham also benefits from a good selection of schools from nursery to secondary in both the private and public sectors.

Coulsdon Common with many fine walks and woodland is also within a quarter of a mile of the property. Other amenities include a sports centre at De Stafford School in Burntwood Lane and a good range of restaurants, pubs and High Street shops in Caterham Valley.

ACCOMMODATION

ENTRANCE PORCH

Fully enclosed Porch with a double glazed leaded light window to the front, courtesy light and a double glazed door to the Entrance Hall.

ENTRANCE HALLWAY 13' 4" x 7' 5" (4.06m x 2.26m)

Large Entrance Hallway with two double glazed frosted windows to the front either side of the front door, access to the fully boarded loft via a retractable ladder, telephone point and radiator.

OUTSIDE

INTEGRAL GARAGE 18' 3" x 8' 6" (5.56m x 2.59m)

The Garage has an up and over door, window to the side, power and light, cupboard storage and a door into the Utility Room.

REAR GARDEN

A delightful and secluded rear Garden with side access, a good size Patio and lawn area with flowerbed borders. There is a large Garden Shed to one corner of the Garden on a solid base.

COUNCIL TAX

The current Council Tax Band is 'D', 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>.

19/6/2026

ENERGY PERFORMANCE CERTIFICATE (EPC)

Ordered 19/6/26



FLOORPLAN





DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from us will be processed by P A Jones Property Solutions, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

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.

PA. Jones Property Solutions, Residential Sales & Lettings
77-79 High Street, Caterham, Surrey CR3 5UF
Sales: 01883 348035 Lettings: 01883 343355 Email: info@pajonespropsolutions.co.uk
www.pajonespropsolutions.co.uk