



***AN OLDER STYLE THREE BEDROOM HOUSE WITH THREE RECEPTION ROOMS* *11' 10" x 12' 3" (3.60m x 3.73m) LOUNGE* *12' 6" x 18' 5" (3.81m x 5.61m) REAR RECEPTION ROOM - OPEN PLAN TO KITCHEN* *REAR FACING CONSERVATORY 17' 10" x 12' 0" (5.43m x 3.65m) * *MODERN FIRST FLOOR BATHROOM AND DOWNSTAIRS WC* *POTENTIAL TO CREATE OFF ROAD PARKING (subject to planning permission) ***

A GREAT SIZE THREE BEDROOM FAMILY HOME WITH THREE RECEPTION ROOMS located on the borders of Caterham and Chaldon within easy reach of local shops and greenbelt countryside towards Chaldon. The house has a large Rear Reception Room which is open-planned to the Kitchen plus a front facing Lounge and a large Conservatory with access to the rear Garden. There is a good size Entrance Hallway plus a Downstairs WC. Outside the rear secluded South Facing Garden has a large level lawn and a great size Timber Shed to the rear of the plot. **NO ONWARD CHAIN!**

Chaldon Road, Caterham, Surrey CR3 5PN
Asking Price: £495,000 Freehold



DIRECTIONS

From the High Street in Caterham on the Hill proceed along Court Road, turn left at the 'T' junction into Chaldon Road, the house is on the left-hand side just before Sunny Rise.

LOCATION

The house is located on the borders of Caterham and Chaldon with many benefits for family living, it is within a quarter of a mile of local shops in Westway and a Tesco Supermarket at The Village along Coulsdon Road.

The area has a good selection of schools ranging from Nursery to Infant and Junior as well as De Stafford Secondary school in Burntwood Lane, where there is also a Sports Centre.

Caterham Valley has a wider range of shops including two supermarkets, Caterham Railway Station, restaurants and pubs.

The car commuter can benefit from the close proximity of the M25 at Godstone which is approximately three miles away.

Wide open spaces for walking in woodland and greenbelt countryside can be found in the adjacent village of Chaldon and the North Downs. The Surrey National Golf Course is within a quarter of a mile of the house along Rook Lane, Chaldon.

A CONVENIENT LOCATION FOR BOTH THE TOWN AND COUNTRYSIDE FOR ALL THE FAMILY!

ACCOMMODATION

ENTRANCE HALLWAY 13' 0" x 6' 1" (3.96m x 1.85m)

Double glazed frosted window to front and a panelled and double glazed front door, coved ceiling, return staircase to the first floor landing. Wood effect flooring, understairs cupboard and double radiator.

DOWNSTAIRS WC

Double glazed frosted window to the side, white modern suite comprising of a low flush WC and a vanity wash hand basin, fitted wall mounted light.

LOUNGE 11' 10" x 12' 3" (3.60m x 3.73m)

Double glazed half bay window to the front, coved ceiling, feature fireplace with a wood burning stove, wood effect flooring and radiator.

REAR RECEPTION ROOM - OPEN PLAN TO

KITCHEN 12' 6" x 18' 5" (3.81m x 5.61m)

Double glazed patio doors to the Conservatory, coved ceiling, wood effect flooring, double radiator. Open Plan to the Kitchen.

KITCHEN: Double glazed window to the rear. Range of modern wall and base units with matching worktops, single bowl stainless steel sink unit with a mixer tap and cupboards under. Built-in four ring gas hob with an extractor fan above and an electric oven below. Space and plumbing for a washing machine and space for an under counter fridge and freezer, wood effect flooring.

CONSERVATORY 17' 10" x 12' 0" (5.43m x 3.65m)

Large double glazed windows to the rear garden and side aspect. Double glazed patio doors to the rear garden. Polycarbonate roof, wood effect flooring and two double radiators.

FIRST FLOOR ACCOMMODATION

LANDING 9' 0" x 2' 11" (2.74m x 0.89m)

Double glazed frosted window to the side, coved ceiling, access to the loft. Built-in Airing Cupboard with a shelf and a wall mounted Worcester gas fired boiler.

BEDROOM ONE 11' 5" x 11' 2" (3.48m x 3.40m)

Double glazed window to the rear, part coved ceiling, radiator.



BEDROOM TWO 11' 4" x 11' 2" (3.45m x 3.40m)

Double glazed window to the front, radiator.

BEDROOM THREE 6' 8" x 6' 5" (2.03m x 1.95m)

Double glazed window to the front, wood effect flooring, double radiator.

BATHROOM 6' 9" x 6' 4" (2.06m x 1.93m)

Double glazed frosted window to the rear. Modern white suite comprising of a panelled bathe with a mixer tap and mixer shower fitment, pedestal wash hand basin and a low flush WC. Tiled surrounds and flooring, wall mounted ladder style heated towel rail, extractor fan.

OUTSIDE

FRONT GARDEN

The front garden is mainly laid to lawn with a pathway to the front door. Secure gated side access. In our opinion, there is potential to create a driveway for off road parking, subject to planning permission.

REAR GARDEN

The level rear garden extends **in excess of 100' (30.46m)** and is mainly laid to lawn with secure fenced and hedgerow surrounds. To the rear of the garden there is a large timber shed, an ideal workshop.

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-2025-2026>.

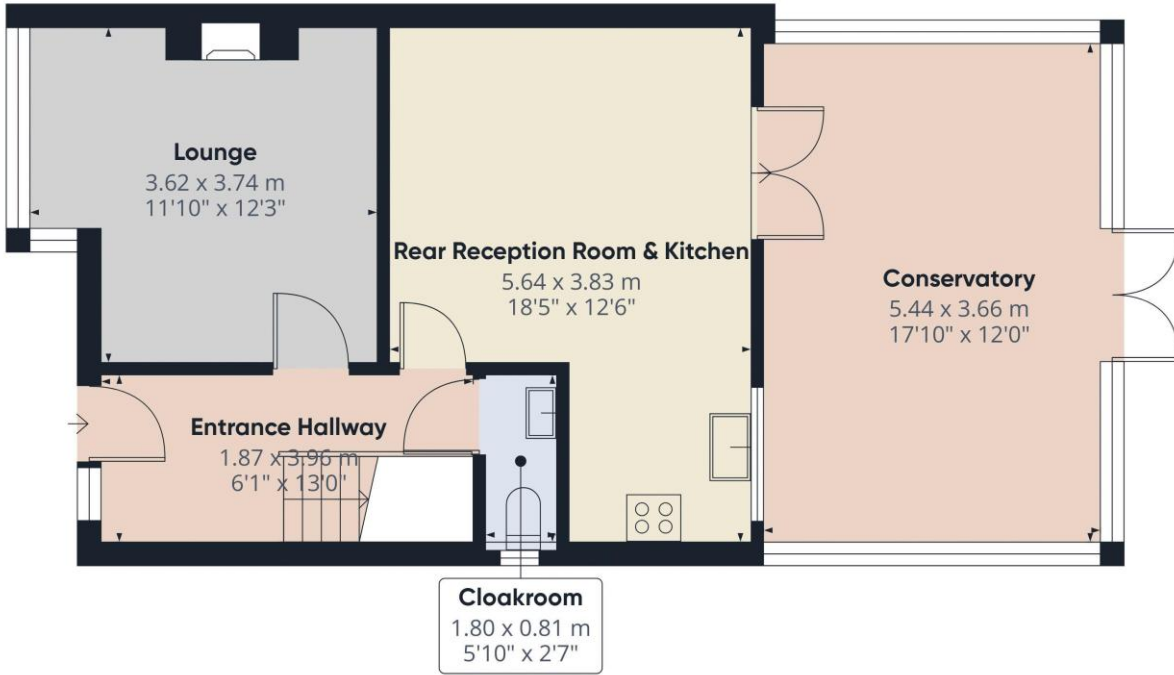
23/4/2026

ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	71	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			



FLOORPLAN



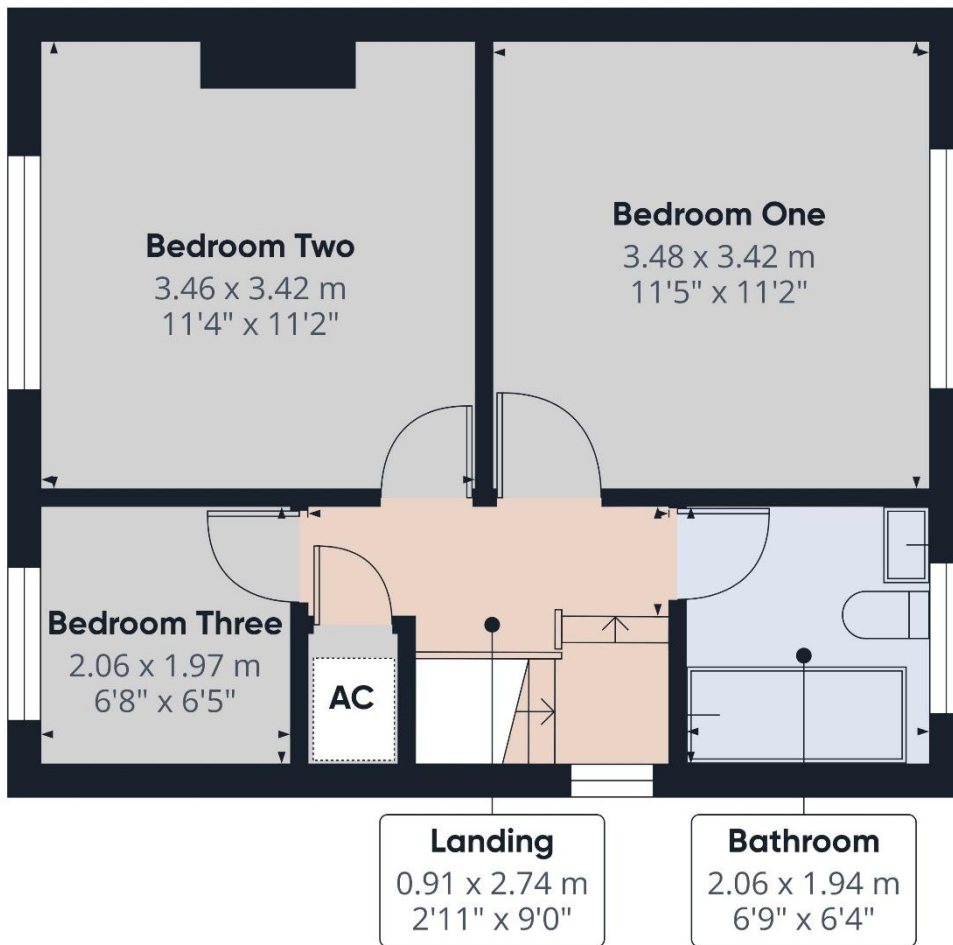
Floor 0

Approximate total area⁽¹⁾
60.6 m²
653 ft²

(1) Excluding balconies and terraces

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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Floor 1

Approximate total area⁽¹⁾
36 m²
387 ft²

(1) Excluding balconies and terraces

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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