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BRITISH PROPERTY AWARDS 2024 ★★★★★ GOLD WINNER ESTATE AGENT IN CATERHAM & WHYTELEAFE





A THREE-BEDROOM SEMI DETACHED HOUSE
FRONT FACING LOUNGE & KITCHEN/BREAKFAST ROOM* *BUILT IN WARDROBES TO THE MAIN BEDROOM
DOUBLE GLAZED & GAS CENTRAL HEATING (BOILER INSTALLED JULY 2025)
***SCOPE TO EXTEND AND CREATE OFF ROAD PARKING (subject to planning permission) ***

A THREE-BEDROOM SEMI DETACHED HOUSE WITH A GENEROUS REAR GARDEN conveniently located in Caterham on the Hill. The house has a front facing Lounge, a Kitchen/Breakfast Room with views to the Garden and a modern white suite Bathroom. On the First Floor there are three good size Bedrooms, ideal for a family. Outside the rear Garden has a large lawn with plenty of space for the family or to landscape.
CLOSE TO AMENITIES AND OPEN COUNTRYSIDE, VIEWING RECOMMENDED!

Milton Road, Caterham on the Hill, Surrey CR3 5JG
Asking Price: £385,000 Freehold

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77-79 High Street, Caterham, Surrey CR3 5UF
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DIRECTIONS
From Caterham on the Hill High Street proceed straight on at the mini roundabout into Town End, take the next left into Banstead Road and then the fourth right into Eldon Road, the house is on the right hand side.

LOCATION
The property is located within half 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 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.

A GREAT AREA TO LIVE
CLOSE TO TOWN AND COUNTRYSIDE

ACCOMMODATION

OPEN COVERED PORCH

ENTRANCE HALLWAY
An L'shaped hallway with a double glazed and panelled front door and a double glazed window to the front. Return staircase to the first floor landing with an understairs storage cupboard with a window to the side. The cupboard has the electric fuse box and meter.

LOUNGE
14' 6" into bay x 10' 8" (4.42m into bay x 3.25m)
Double glazed square bay window to the front, picture rail surround, wood effect flooring, TV point and double radiator.

KITCHEN/BREAKFAST ROOM
10' 8" x 10' 7" (3.25m x 3.22m)
Double glazed window to the rear, range of wall and base units with matching worktops. Single bowl stainless steel sink unit with a mixer tap and cupboard below. Space for an under counter fridge, space and plumbing for a washing machine, gas cooker with gas point. Wall mounted **NAVIEN** gas fired combination boiler (installed in July 2025).

BATHROOM *5' 7" x 5' 7" (1.70m x 1.70m)*
Double glazed frosted window to the rear aspect, white suite comprising of a panelled bath with a mixer tap shower attachment, pedestal wash hand basin and a low flush WC, UPVC sheet covered walls and double radiator.

FIRST FLOOR ACCOMMODATION

LANDING
Double glazed window to the side, access to the loft.

BEDROOM ONE *13' 0" x 9' 10" (3.96m x 2.99m)*
Two double glazed windows to the front, three built in wardrobes, radiator.

BEDROOM TWO *12' 11" x 9' 5" (3.93m x 2.87m)*
Double glazed window to the rear, coved ceiling and radiator.

BEDROOM THREE *9' 8" x 6' 11" (2.94m x 2.11m)*
Double glazed window to the rear, radiator.



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OUTSIDE

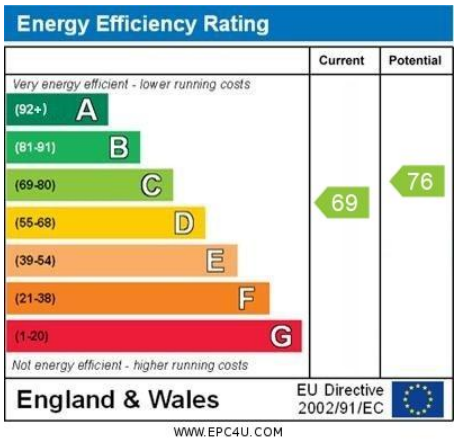
FRONT GARDEN
A path leads to the front door with shingle laid to both side. The shingle area extends to the side to a side gate for side access. There is a brick wall forming the front border which extends to the side. There is space to create off road parking (subject to planning permission)

REAR GARDEN
Large rear Garden enclosed by panelled fencing to three sides. There is a patio area with steps to the lawn. At the rear of the Garden there is a further seating area and a Timber Garden Shed.

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.

18/9/2026

ENERGY PERFORMANCE CERTIFICATE (EPC)





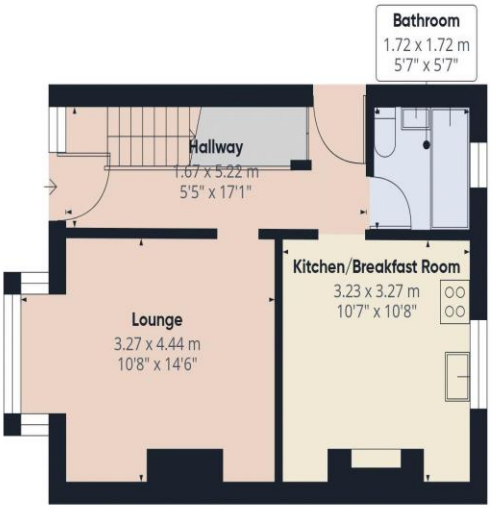




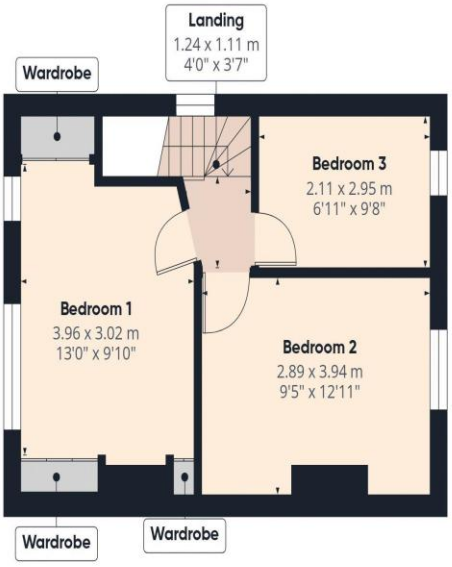




FLOORPLAN



Floor 0



Floor 1

Approximate total area[1]

66.2 m²

713 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.

GIRAFFE360





DATA PROTECTION ACT 1998

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