



- \*THREE BEDROOM FIRST FLOOR MAISONETTE\* \*LOUNGE AND SEPARATE KITCHEN\*
- \*DOUBLE GLAZED THROUGHOUT AND GAS CENTRAL HEATING\*
- \*LARGE STORAGE LOFT ACCESSED FROM THE HALLWAY\* \*OWN WEST FACING GARDEN TO THE REAR\*
- \*IDEAL LOCATION FOR LOCAL SCHOOLS, SHOPS AND TRANSPORT LINKS\*

**A FIRST FLOOR THREE BEDROOM MAISONETTE** located within a popular residential road in Caterham on the Hill. The property has a good size Lounge and separate Kitchen and a modern Bathroom. There is also a large loft for storage which extends to the whole width of the maisonette, gas central heating and double glazed windows. Your own West Facing Garden is located to the rear of the property and is accessed via a private pathway to the side. **SHARE OF FREEHOLD WITH 149 YEARS UNEXPIRED ON THE LEASE!**

**Addison Road, Caterham, Surrey CR3 5LR**  
**Asking Price: £310,000 Leasehold with a Share of Freehold**



### **LOUNGE** 12' 2" x 10' 2" (3.71m x 3.10m)

Double glazed window to the front, coved ceiling and picture rail. Double radiator, TV point and telephone point.

### **KITCHEN** 10' 1" x 10' 4" (3.07m x 3.15m)

Double glazed window to the rear. Space for a cooker, gas point within a fireplace recess, plumbing and space for a washing machine and dish washer. Range of wall and base units and some tiled splashbacks. Radiator, coved ceiling, inset spotlights. Wood effect flooring.

### **BEDROOM ONE** 10' 2" x 11' 9" (3.10m x 3.58m)

Double glazed window with rear aspect. TV point and radiator.

### **BEDROOM TWO** 10' 5" x 9' 7" (3.17m x 2.92m)

Double glazed window with front aspect. Radiator.

### **BEDROOM THREE** 6' 9" x 6' 4" (2.06m x 1.93m)

Double glazed window to the front. Radiator.

### **BATHROOM** 6' 0" x 5' 8" (1.83m x 1.73m)

Double glazed frosted window to the rear. White modern suite comprising of a wood panelled bath with a mixer tap and shower attachment. Pedestal wash hand basin and a low flush WC. Half tiled and wood panelled surrounds, inset spotlights. Heated towel rail.

### **WEST FACING OWN GARDEN**

The property has its own rear garden, which is fully enclosed, entered via a private pathway down the side of the house. It is mainly laid to lawn and is enclosed to all sides.



### **DIRECTIONS**

From the High Street in Caterham on the Hill, proceed straight over the roundabout into Townend, at the junction turn left into Banstead Road, take the second right into Addison Road, the property is approximately halfway down the road on the left-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**

#### **GROUND FLOOR ENTRANCE**

Part double glazed and panelled front door. Staircase to the first floor. Double glazed window to the side.

#### **FIRST FLOOR**

##### **HALLWAY**

Double glazed window to the side. Airing cupboard with combination gas central heating boiler and gas meter and electric fuse box. Access to the loft with a ladder for storage.

**PA. Jones Property Solutions, Residential Sales & Lettings**  
77-79 High Street, Caterham, Surrey CR3 5UF  
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## LEASEHOLD INFORMATION

**SHARE OF FREEHOLD** - Lease Term is 199 years from 1976

**MAINTENANCE:** No regular payment is made, however the two maisonettes are responsible jointly for the upkeep of the building.

**GROUND RENT:** NIL

**COUNCIL TAX:** Band 'C' (**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>.

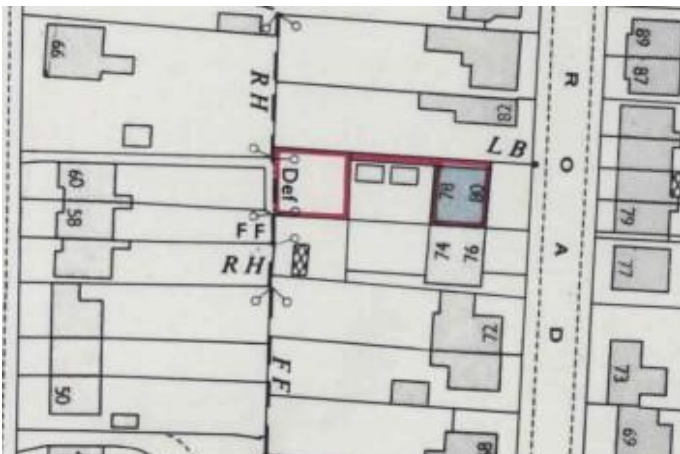
11/4/2026.



## ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>76</b>
(55-68)	<b>D</b>	<b>65</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

WWW.EPC4U.COM

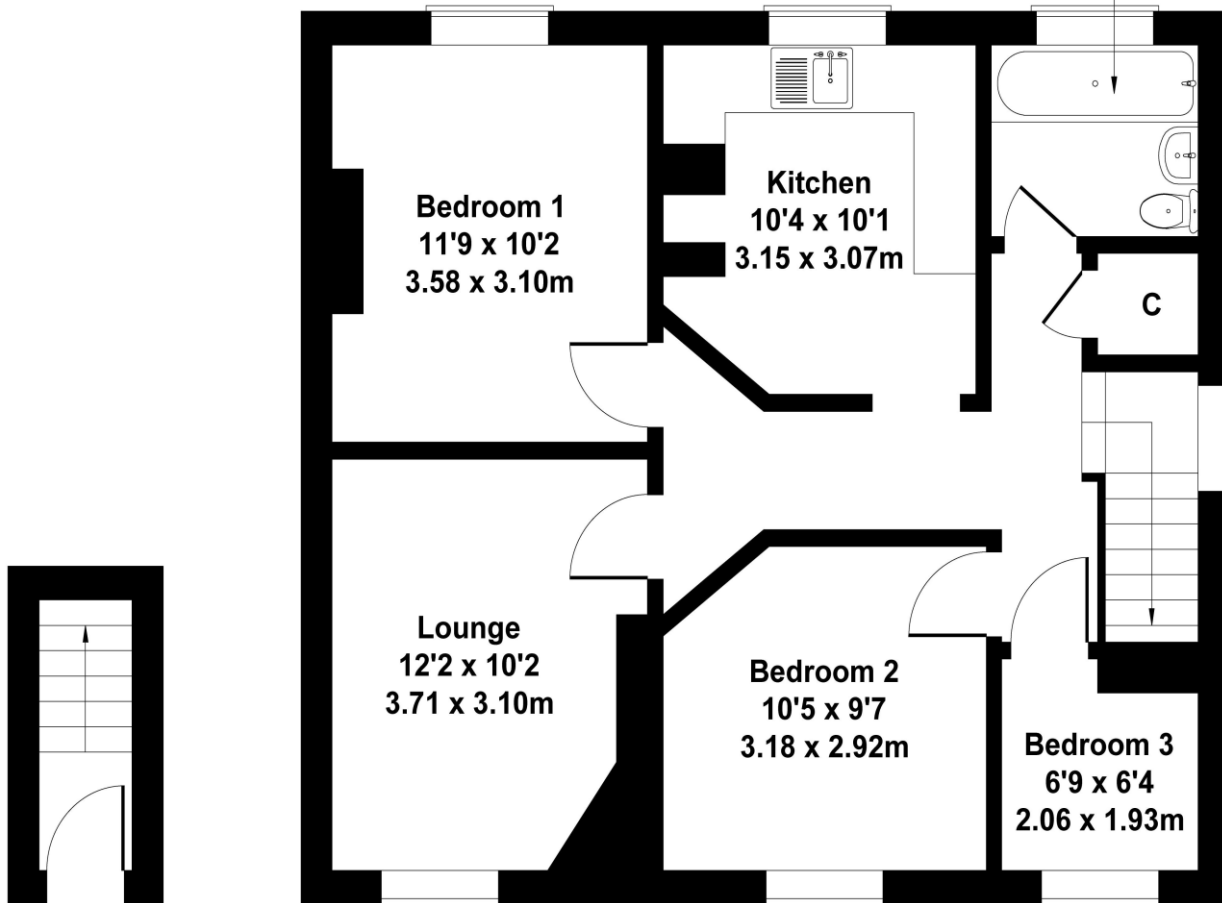


**FLOORPLAN**

# Addison Road

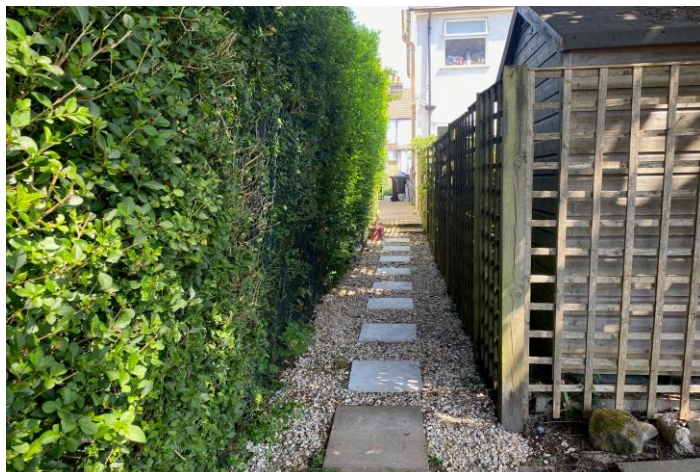
Approximate Gross Internal Area  
682 sq ft - 63 sq m

**Bathroom**  
6'0 x 5'8  
1.83 x 1.73m



**GROUND FLOOR    FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2025  
**For Illustrative Purposes Only.**



#### **DATA PROTECTION ACT 1998**

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**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.

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