



**\*A GROUND FLOOR TWO DOUBLE BEDROOM MAISONETTE - CUL-DE-SAC LOCATION\***

**\*LIVING ROOM 15' 9" x 12' 6" (4.80m x 3.81m) & SEPARATE KITCHEN\***

**\*BEDROOM ONE 10' 10" x 13' 4" (3.30m x 4.06m) \* BEDROOM TWO 8' 10" x 9' 4" (2.69m x 2.84m)\***

**\*GREAT SIZE BATHROOM 5' 9" x 9' 3" (1.75m x 2.82m) \* GARAGE AND LARGE COMMUNAL GARDENS!\***

**A TWO DOUBLE BEDROOM GROUND FLOOR MAISONETTE** located at the end of a cul-de-sac of similar properties just off Whyteleafe Road. The property has a Garage and access to extensive Communal Gardens within the cul-de-sac. The property is double glazed and has gas fired central heating, there is a large Living Room and a separate Kitchen as well as storage cupboards within the maisonette. Furrows Place is a very convenient location with a quarter of a mile of local shopping facilities and under a mile to Caterham Valley Town Centre and Railway Station. **A GREAT SIZE MAISONETTE IN A SOUGHT-AFTER LOCATION!**

**Furrows Place, off Whyteleafe Road, Caterham, Surrey CR3 5EH**  
**Asking Price: £279,950 Leasehold**



#### **KITCHEN** 8' 4" x 9' 2" (2.54m x 2.79m)

Double glazed window to the front, range of fitted wall and base units with matching worktops. Four ring gas hob, built in electric oven, space for an under counter fridge and freezer, space and plumbing for a washing machine, single bowl stainless steel sink unit with a mixer and cupboards under, tiled walls surrounds.

#### **BEDROOM ONE** 10' 10" x 13' 4" (3.30m x 4.06m)

Double glazed window to rear, radiator.

#### **BEDROOM TWO** 8' 10" x 9' 4" (2.69m x 2.84m)

Double glazed window to rear, cupboard with a wall mounted Vaillant gas fired boiler, radiator.

#### **BATHROOM** 5' 9" x 9' 3" (1.75m x 2.82m)

Double aspect double glazed window to rear and side. White suite comprising of a panelled bath with an electric TRITON shower fitment, pedestal wash hand basin and a low flush WC. Built in shelved storage cupboard, tiled surrounds and radiator.

#### **OUTSIDE**

##### **GARAGE**

There is a single Garage set within a block located on the left-hand side as you enter Furrows Place.

##### **COMMUNAL GARDENS**

The Communal Gardens are extensive and extend to the rear, side and the front the property. There is a large meadow area bordering woodland and large lawn areas with established tree lined and hedgerow borders to all sides.



#### **DIRECTIONS**

From the High Street in Caterham on the Hill turn left into Whyteleafe road just past the Cedar Tree, Furrows Place is the second turning on the right hand side, the property is towards the end of the cul-de-sac on the right-hand side.

#### **LOCATION**

Furrows Place is an ideal location being with easy reach of local amenities and shops in Caterham on the Hill and Caterham Valley. Within a mile of the house in Caterham Valley is Caterham railway Station which has a train service into Croydon and Central London.

The M25 can be accessed at junction 6 at nearby Godstone. Caterham also has a good selection of Schools for all age groups; there are several Infant and Junior Schools and a Secondary School all within a level walking distance of the property.

Within a mile of the property there are also many recreational attractions including countryside walks in nearby Queens Park, Chaldon, the Surrey National Golf Course. Within three quarters of a mile there is a Sports Centre located in Burntwood Lane.

**AN IDEAL LOCATION FOR ACCESS  
TO THE TOWN AND NEARBY COUNTRYSIDE.**

#### **ACCOMMODATION**

##### **ENCLOSED ENTRANCE PORCH**

2' 11" x 8' 4" (0.89m x 2.54m)

Fully enclosed and double glazed porch with a window to the front and side, power and light, double glazed panelled door to:

##### **HALLWAY** 16' 8" x 7' 1" (5.08m x 2.16m)

A large Hallway with three storage cupboards plus a walk-in understairs storage cupboard, radiator.

##### **LIVING ROOM** 15' 9" x 12' 6" (4.80m x 3.81m)

Wide double glazed window to the front aspect, TV point and radiator.

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## LEASEHOLD INFORMATION & COUNCIL TAX

**LEASE TERM:** 150 years from 24/6/1990

**MAINTENANCE/SERVICE CHARGE:** £1,600 pa  
(£400.00 PER QUARTER)

**GROUND RENT:** £250.00 pa.

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>.

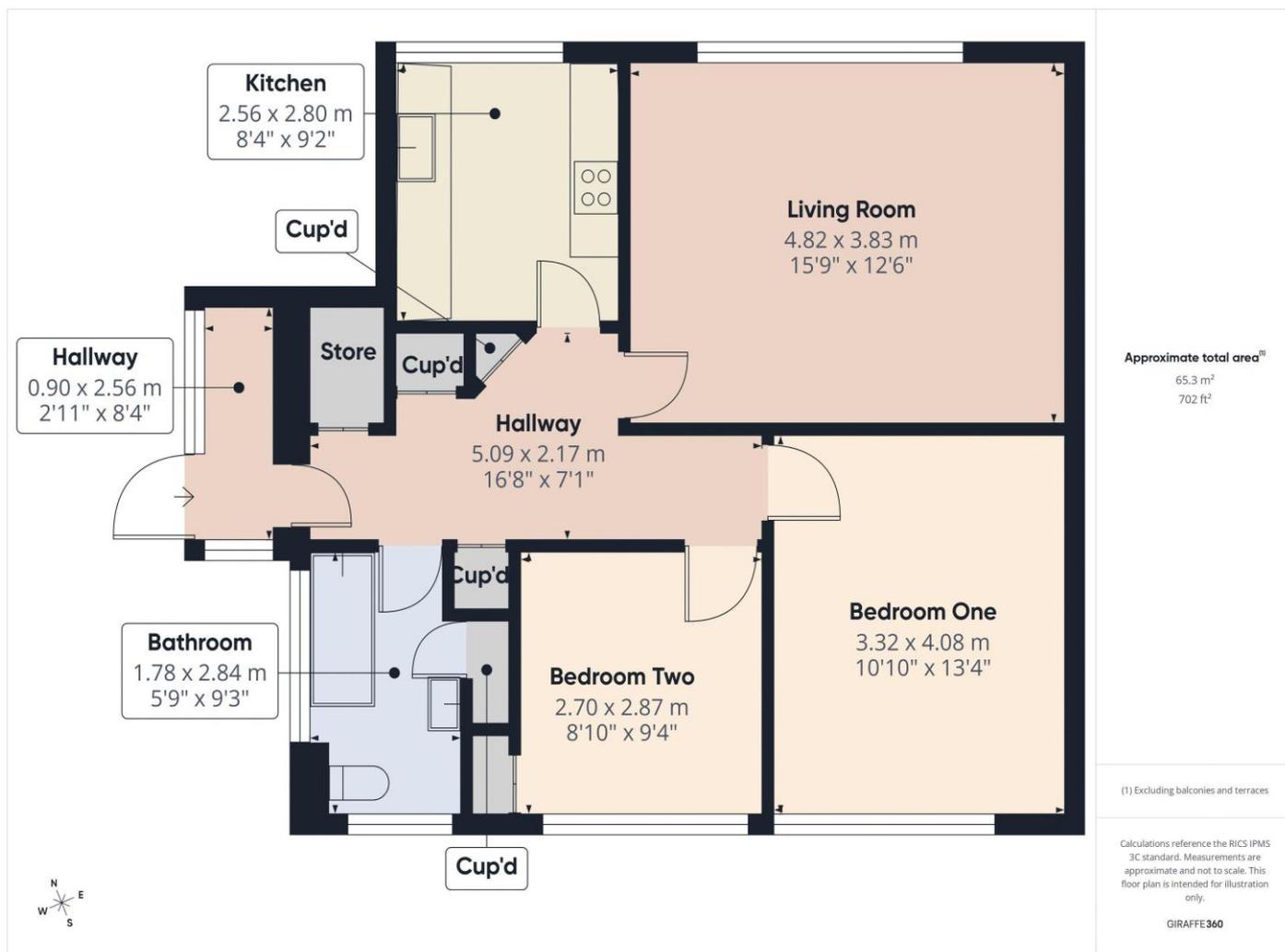
**24/2/2026**

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-90)		
<b>C</b>		
(55-68)		
<b>D</b>	68	74
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		



## FLOORPLAN



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