



**\*A LARGE DETACHED TWO DOUBLE BEDROOM HOUSE\*** \*LOUNGE 12' 3" x 11' 3" (3.73m x 3.43m), DINING ROOM 12' 2" x 10' 8" (3.71m x 3.25m) \* \*KITCHEN 10' 9" x 9' 7" (3.27m x 2.92m) & UTILITY ROOM\*  
**\*BEDROOM ONE & DRESSING ROOM 23' 1" x 9' 2" (7.03m x 2.79m) & ENSUITE SHOWER ROOM\***  
 \*BEDROOM TWO 12' 7" x 11' 5" (3.83m x 3.48m) & SEPARATE BATHROOM\*  
 \*DOUBLE GLAZED & GAS CENTRAL HEATING, GARAGE & DRIVEWAY\*

**A LARGE DETACHED TWO DOUBLE BEDROOM HOUSE (1052 sq ft / 97.7 sq m)** which includes a Garage to the side with a great size Deriveway. The Lounge, Dining Room and Kitchen are inter-connected extending from the front and rear of the House. There is also a separate Utility Room and Cloakroom. The main Bedroom has an Ensuite Shower Room and Dressing Room Area; there is a great size second Bedroom and a modern Bathroom.

Outside to the rear there is an enclosed private Garden.  
**A UNIQUE PROPERTY WITH NO ONWARD HOUSE CHAIN !**

**Oak Road, Caterham, Surrey CR3 5TT**  
**Asking Price: £449,500 Freehold**



### **DIRECTIONS**

From Caterham on the Hill High Street proceed into Townend, turn left into Banstead Road and then second left into Oak Road, the house is 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**

#### **ENTRANCE HALLWAY**

Split into two areas. Double glazed and part panelled front door, double glazed frosted window to the front, wood effect flooring, return staircase to the first floor landing with an understairs storage cupboard, double radiator, door to:

#### **DINING ROOM** 12' 2" x 10' 8" (3.71m x 3.25m)

Open plan to the Lounge Area and Kitchen, coved ceiling, wall mounted electric flame effect fire, double radiator.

#### **LOUNGE** 12' 3" x 11' 3" (3.73m x 3.43m)

Double glazed windows to the front and side aspects, pothole window to the side, YV point and two double radiators.

#### **KITCHEN** 10' 9" x 9' 7" (3.27m x 2.92m)

Double aspect with double glazed windows to the rear and side. Range of modern white wall and base units with matching worktops. Built-in electric four ring hob with an extractor fan above and electric oven below. Space and plumbing for a washing machine and space for a fridge / freezer, tiled surrounds, double radiator, glazed door to:

#### **UTILITY ROOM**

L-shaped with double glazed windows to the rear and side, wall mounted Worcester gas fired combination boiler, single bowl stainless steel sink unit with a mixer tap and cupboards under. Space and plumbing for a washing machine, space for a tumble drier, access to Cloakroom and side access Store Room.

#### **CLOAKROOM**

Modern white suite comprising of a vanity wash hand basin with a mixer tap and a low flush WC. Tiled flooring and half tiled surrounds, extractor fan.

#### **SIDE ACCESS STORAGE ROOM**

8' 2" x 6' 3" (2.49m x 1.90m)

Double glazed window to the side, double glazed doors to the front and rear aspects, tiled flooring, small loft access.

### **FIRST FLOOR ACCOMMODATION**

#### **LANDING**

Double glazed window to the side, high ceiling.

#### **BEDROOM ONE & DRESSING ROOM**

23' 1" x 9' 2" (7.03m x 2.79m)

Double glazed window to the rear and pothole window to the side, coved ceiling, open plan to a Dressing Room area, two double radiators, door to:



### **ENSUITE SHOWER ROOM**

8' 11" x 6' 3" (2.72m x 1.90m)

Double glazed frosted window to the rear, modern white suite comprising of a cornershower cubicle with a mixer shower attachment, vanity wash hand basin and a low flush WC. Tiled surrounds and flooring, heated towel rail.

### **BEDROOM TWO** 12' 7" x 11' 5" (3.83m x 3.48m)

Double glazed window to the front, double radiator.

### **BATHROOM** 9' 4" x 6' 0" (2.84m x 1.83m)

Double glazed skylight window to the side, white suite comprising of a panelled bath with a mixer tap and shower attachment, vanity wash hand basin and a low flush WC. Inset spotlights to the ceiling, tiled walls and flooring, loft access and a heated towel rail.

### **OUTSIDE**

#### **GARAGE & DRIVEWAY**

There is a good size Garage to the side approached by a driveway for off road parking. There is an up and over door and a door to the rear Garden. To the rear of the Garage there is a lean to store.

#### **REAR GARDEN**

An enclosed rear Garden with a raised patio and extending to a triangular end of the Garden via a path. The Garden is enclosed with walls and fencing to all sides.

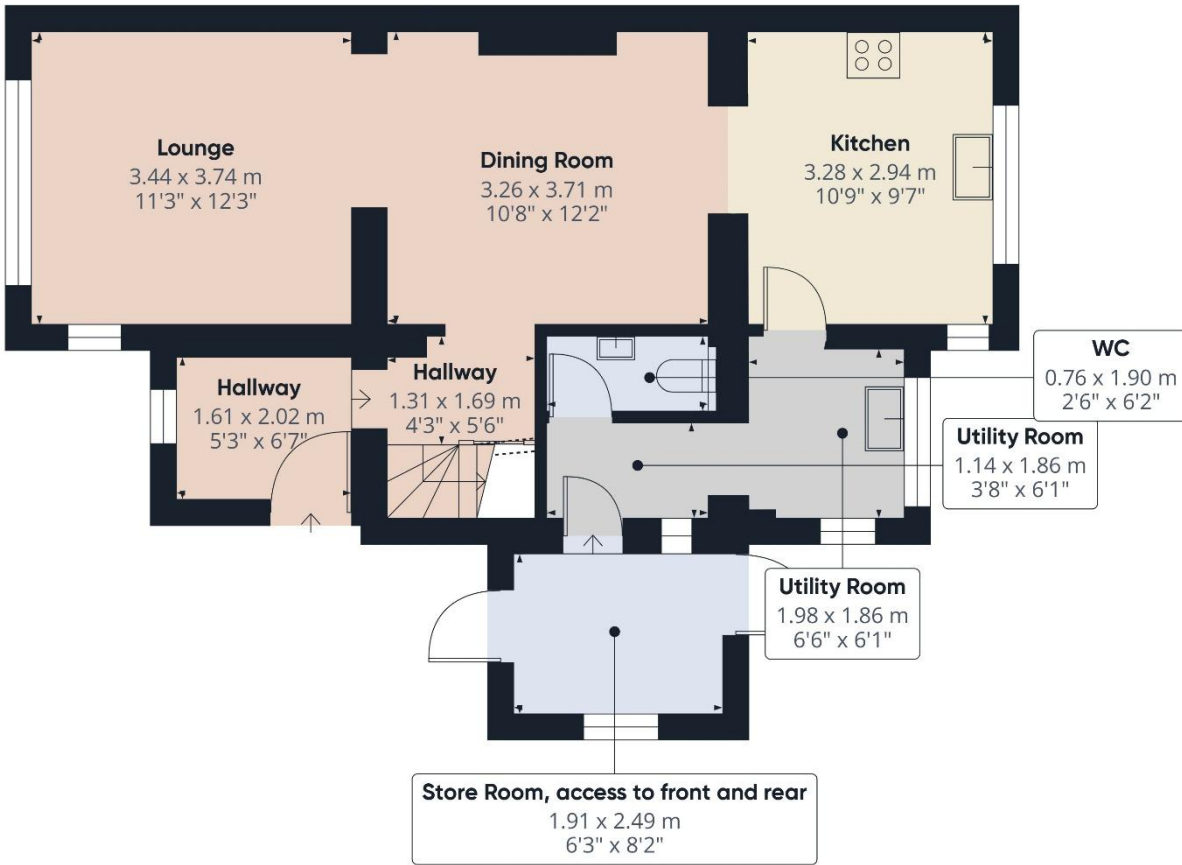
#### **COUNCIL TAX**

Band 'E' (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>.

**5/6/2026.**



# FLOORPLAN



Floor 0

Approximate total area<sup>(1)</sup>

54.1 m<sup>2</sup>  
583 ft<sup>2</sup>

Reduced headroom

0.1 m<sup>2</sup>  
1 ft<sup>2</sup>

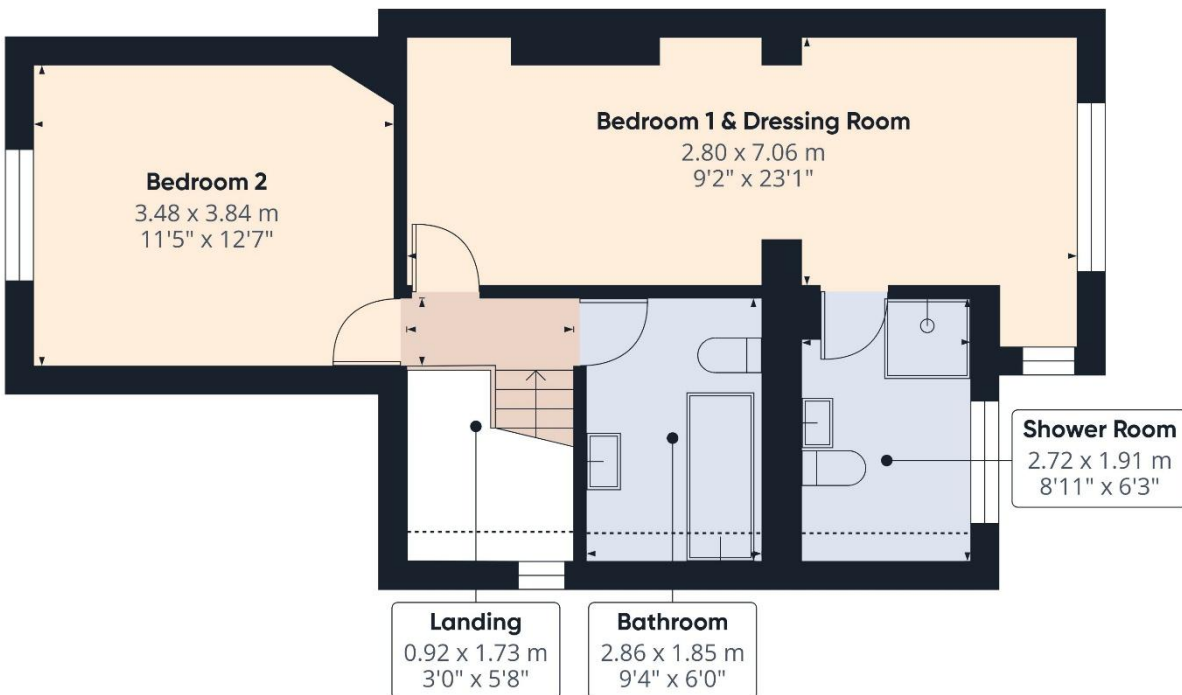
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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<sup>(1)</sup>

43.6 m<sup>2</sup>  
469 ft<sup>2</sup>

Reduced headroom

1 m<sup>2</sup>  
11 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

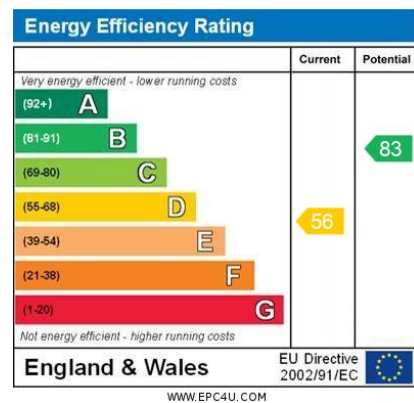
Below 1.5 m/5 ft

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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## ENERGY PERFORMANCE CERTIFICATE (EPC)



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