



**\*ATTRACTIVE THREE BED SEMI DETACHED HOUSE - NO ONWARD HOUSE CHAIN! \***  
**\*LIVING ROOM 18' 1" x 10' 6" (5.51m x 3.20m) extending to 13'9 (4.19m) \* \*KITCHEN 9' 5" x 9' 6" (2.87m x 2.89m) \***  
**\*THREE GREAT SIZE BEDROOMS - MODERN BATHROOM & SEPARATE WC\* \*BEAUTIFULLY LANDSCAPED REAR GARDEN WITH PATIO, GREAT VIEWS!\* \*CLOSE TO TOWN CENTRE & STATION! \***

**A THREE BEDROOM SEMI-DETACHED FAMILY HOME** located within half a mile of Caterham Town Centre and Railway Station. The house is set back from the road in an elevated position offering seclusion and privacy. The property has a great size Living Room with a separate Kitchen and three good size Bedrooms and a Bathroom with separate WC on the first floor. The property is double glazed and has gas central heating. Outside there is a large landscaped rear garden over several levels leading up into woodland, home to lots of wildlife.

**NO ONWARD HOUSE CHAIN, VIEWING RECOMMENDED!**

**Stafford Road, Caterham, Surrey CR3 6JH**  
**ASKING PRICE: £440,000 Freehold**



### **DIRECTIONS**

From Caterham Town Centre proceed along Stafford Road, the house is on the left-hand side and is approached via a set of steps from the road and along a path. There is also a slope that you can use to access the path in front of the house.

### **LOCATION**

Ideally located for Caterham Town Centre and Railway Station which is approximately half a mile from the property. Caterham Railway Station has a regular service into either London Bridge and Croydon, so ideal for the commuter. The M25 motorway can be accessed at nearby Godstone, junction 6.

The Town Centre has a great selection of local and high street shops which includes four supermarkets and Caterham Railway Station. The car commuter can access the M25 at nearby Godstone, junction 6.

The area has a good selection of Infant & Junior Schools in the Valley and in Caterham on the Hill, a secondary school at De Stafford in Burntwood Lane and a selection of private schools which includes Caterham School in Harestone Valley Road. Caterham also has plenty of recreational facilities which includes Manor Park, White Knobs Park, De Stafford Sports Centre, Surrey National Golf Club in Chaldon and many fine countryside walks in the surrounding greenbelt countryside and woodland.

**A GREAT LOCATION FOR  
TOWN & COUNTRY LOVERS!**

### **ACCOMMODATION**

#### **PORCH**

Canopied porch with an outside courtesy light.

#### **ENTRANCE HALLWAY** 12' 6" x 5' 9" (3.81m x 1.75m)

Double glazed and part panelled front door with a separate double glazed window to the front, staircase to the first floor with an open recessed area below. Double glazed and panelled door to the side access, wood effect flooring.

#### **LIVING ROOM** 18' 1" x 10' 6" (5.51m x 3.20m) *extending to 13'9 (4.19m)*

Great sized L-shaped room with dual aspect. double-glazed window to front and double-glazed door to back with windows either side, providing access to rear patio. Attractive fireplace, serving hatch to the Kitchen, TV point, wood effect flooring, double radiator.

#### **KITCHEN** 9' 7" x 9' 0" (2.92m x 2.74m)

Double glazed window to the rear and side, range of modern style wall and base units with matching worktops, space for a cooker with a gas point, space and plumbing for a washing machine, double bowl stainless steel sink unit with a mixer tap and cupboards under. Tiled flooring, wall mounted Potterton gas central heating boiler. White goods are available via a separate negotiation.

### **FIRST FLOOR ACCOMMODATION**

#### **LANDING**

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

#### **BEDROOM ONE** 9' 3" x 14' 4" (2.82m x 4.37m *into door recess*)

Double glazed window to the rear, Part mirrored sliding door wardrobe, airing cupboard housing hot water tank with alcove or recessed area to side with shelving, wood effect flooring, double radiator.

#### **BEDROOM TWO** 10' 5" x 14' 4" *into door recess* (3.17m x 4.37m *into door recess- 8'8 (2.65m)*)

Double glazed window to the front, sliding part mirrored door wardrobe, wood effect flooring, radiator.

#### **BEDROOM THREE** 9' 11" x 8' 1" (3.02m x 2.46m)

Slight L-shaped room with a double glazed window to the front, coved ceiling, the desktop and shelves will remain, wood effect flooring and radiator.

#### **BATHROOM** 5' 10" x 5' 9" (1.78m x 1.75m)

Double glazed frosted leaded light window to the rear, white suite comprising of a tiled panelled bath with a



mixer shower attachment, vanity wash hand basin, tiled surrounds, extractor fan and a heated towel rail.

### SEPARATE WC

Double glazed frosted window to the side, low flush WC

### OUTSIDE

#### FRONT GARDEN

The front garden has a lawn area with a path leading to the front door and a gate leading to a generous side access path to the rear garden.

#### REAR GARDEN

Larger rear Garden which has a patio to the rear of the house and return steps leading to several levels and a large lawn area backing woodland. Very secluded with views over Caterham Valley.

### 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>.

17/1/2026



### ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

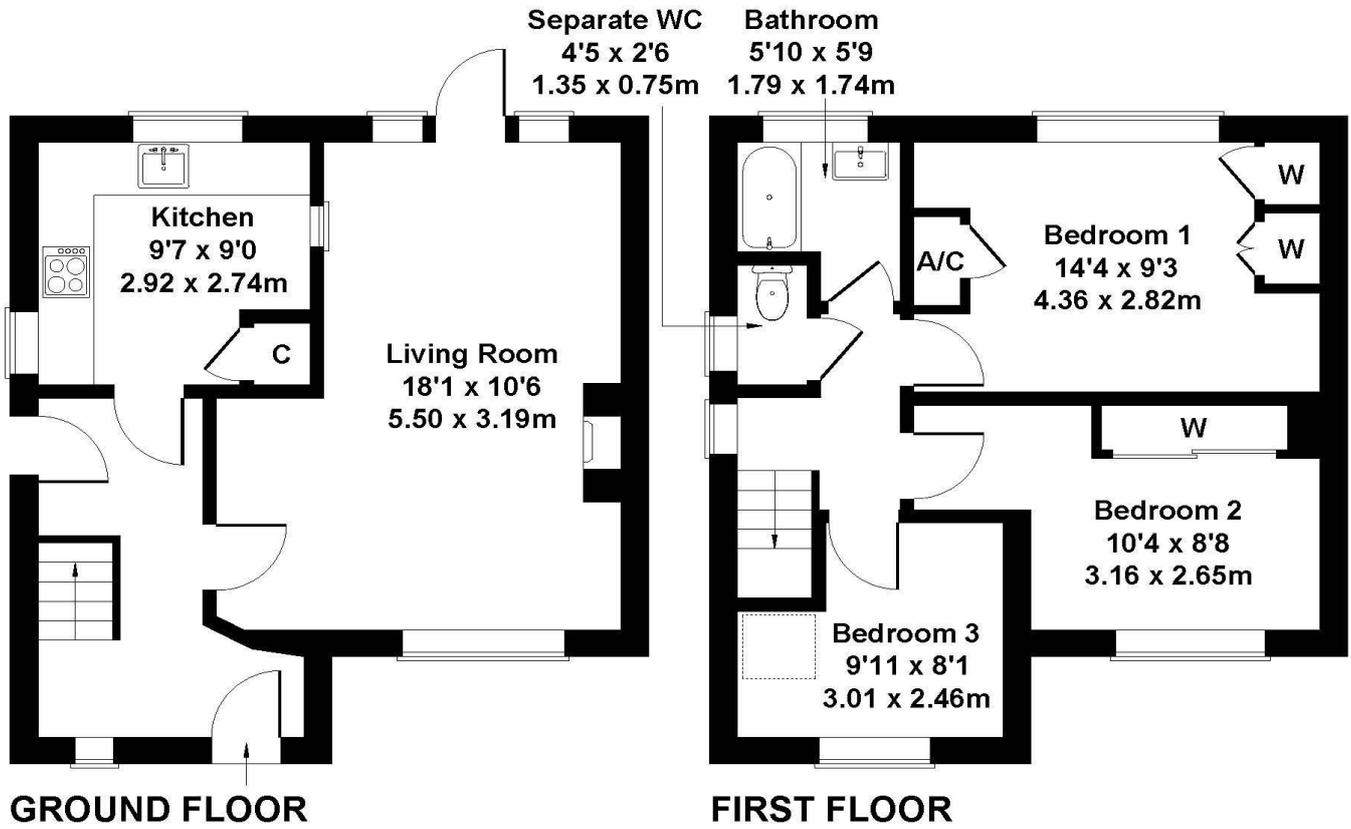
WWW.EPC4U.COM



# FLOORPLAN

## Stafford Road

Approximate Gross Internal Area  
818 sq ft - 76 sq m



Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.





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