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





A DETACHED THREE DOUBLE BEDROOM HOUSE, EN-SUITE & FAMILY BATHROOM
THREE RECEPTIONS, 20' 6" x 18' 2" (6.24m x 5.53m) LIVING ROOM - OPEN PLAN LOUNGE/DINING ROOM
***11' 0" x 10' 3" (3.35m x 3.12m) KITCHEN* *15' 2" x 7' 0" (4.62m x 2.13m) BREAKFAST ROOM* *DOUBLE WIDTH DRIVEWAY, ENCLOSED REAR GARDEN* *QUIET RESIDENTIAL ROAD, NO ONWARD CHAIN! ***

A UNIQUE THREE-BEDROOM DETACHED HOUSE which has been extended to the rear to offer versatile and deceptively large accommodation. On the ground floor there is an open plan Living Room with two distinct areas and a separate Breakfast Room adjacent to the Kitchen. On the first floor the main Bedroom has an Ensuite Shower Room and two other Double Bedrooms and a large Family Bathroom. There is a Driveway with off road parking for several vehicles and an enclosed rear Garden, NO ONWARD CHAIN!

Bourne Lane, Caterham, Surrey CR3 5SP
Guide Price: £525,000 - £550,000 Freehold

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DIRECTIONS
From Caterham on the Hill High Street proceed straight on at the roundabout into Town End, turn left into Banstead Road and first right into Foxon Lane, take the third left turn into Bourne Lane, the house is on the right-hand side towards the end of the road.

LOCATION
The house is located within 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.

ENTRANCE HALLWAY *11' 2" x 4' 1" (3.41m x 1.26m)*
Double glazed and UPVC front door, return staircase to the first floor landing, tiled flooring and double radiator.

LIVING ROOM - OPEN PLAN LOUNGE/DINING ROOM *19' 11" x 17' 3" (6.07m x 5.28m)*
Double glazed window to the side and double glazed windows to the rear either side of french doors to the rear Garden. Feature fireplace with an inset gas flame effect fire, telephone point, two radiators.

KITCHEN *11' 2" x 10' 3" (3.42m x 3.14m)*
Double glazed windows to the front and side, range of modern wall and base units with matching worktops, one and a half bowl sink unit with single drainer, mixer tap and cupboards under. Built in electric oven and grill plus a four ring gas hob with an extractor fan above, space and plumbing for a washing machine and a dishwasher, recess space for a fridge/freezer, tiled flooring and surrounds. access to:

BREAKFAST ROOM *14' 10" x 7' 0" (4.53m x 2.16m)*
Double glazed window to the front, access to a meter cupboard, base units to one wall, wood effect flooring, double radiator.

FIRST FLOOR ACCOMMODATION

LANDING
Access to the loft via a retractable ladder.

BEDROOM ONE *11' 1" x 9' 4" (3.38m x 2.86m)*
Double glazed window to the front, coved ceiling, double radiator, door to:

EN-SUITE SHOWER ROOM
6' 7" x 5' 9" (2.02m x 1.76m)
Double glazed frosted window to the side, modern suite comprising of a corner shower cubicle with a sliding door access and a mixer shower fitment, vanity wash hand basin and a low flush WC with a concealed cistern. Inset spotlighting, tiled walls and flooring, fitted towel rail.

BEDROOM TWO *10' 5" x 9' 5" (3.19m x 2.89m)*
Double glazed window to the front, double radiator.

BEDROOM THREE *10' 10" x 8' 2" (3.31m x 2.51m)*
Double glazed window to the rear, double radiator.

FAMILY BATHOOM *8' 8" x 7' 0" (2.65m x 2.14m)*
Double aspect with double glazed frosted windows to the front and side, fully tiled walls and flooring. Modern white suite comprising of a large sunken style tiled panelled bath with a mixer tap plus a mixer



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shower fitment with a hand held shower and an overhead shower rose, vanity wash hand basin and a low flush WC with a concealed cistern. Wall mounted towel rail, inset spotlighting and an extractor fan.

OUTSIDE

DRIVEWAY

Double width herringbone brick block driveway with ample parking for several vehicle. A path extends to the side of the house leading to the front door and side access to the rear Garden.

REAR GARDEN

There is a paved patio to the rear of the house and a path to the rear of the Garden leading to a wooden decked area and a Garden Shed. Two areas of lawn and enclosed panelled fencing to all sides

COUNCIL TAX

The current Council Tax Band is **'E'**, 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

8/9/2026











FLOORPLAN


Breakfast Room
2.16 x 4.53 m
7'0" x 14'10"
Cupboard
Kitchen
3.14 x 3.42 m
10'3" x 11'2"
Living Room & Dining Area
5.28 x 6.07 m
17'3" x 19'11"
Hallway
3.41 x 1.26 m
11'2" x 4'1"
Floor 0
Bedroom 2
3.19 x 2.89 m
10'5" x 9'5"
Bedroom 3
2.51 x 3.31 m
8'2" x 10'10"
Landing
2.00 x 1.87 m
6'6" x 6'1"
Bedroom 1
2.86 x 3.38 m
9'4" x 11'1"
Bathroom
2.14 x 2.65 m
7'0" x 8'8"
Ensuite Shower Room
1.76 x 2.02 m
5'9" x 6'7"
W
S
N
E
Floor 1
Approximate total area(1)
102.9 m²
1109 ft²
Reduced headroom
0.6 m²
6 ft²
(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.
GIRAFFE360



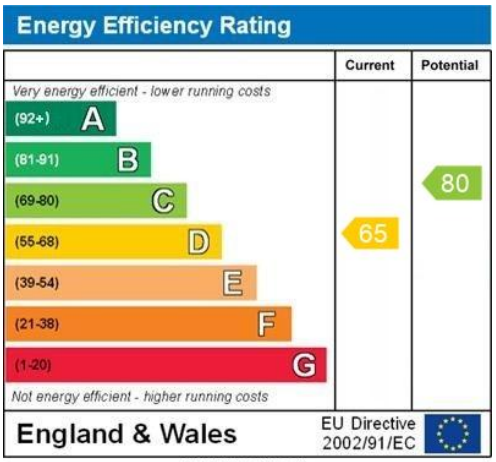








ENERGY PERFORMANCE CERTIFICATE (EPC)



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DATA PROTECTION ACT 1998

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