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Croydon Road, Caterham Valley, Surrey CR3 6QG
Asking Price: £525,000 Freehold

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





A THREE-BEDROOM FAMILY HOME, EN-SUITE SHOWER & FAMILY BATHROOM
LARGE LIVING ROOM 12' 10" x 18' 6" (3.92m x 5.65m) WITH ACCESS TO THE REAR GARDEN AND PATIO
SECOND RECEPTION ROOM & FITTED KITCHEN
DOUBLE-GLAZED WINDOWS FITTED WITH WINDOW SHUTTERS!
HEXAGONAL HOBBIT HOUSE WITH POWER, LIGHT & INTERNET CONNECTION, A UNIQUE ADDITION !
LANDSCAPED & PLANTED REAR GARDEN SET OVER SEVERAL LEVELS
LARGE DOUBLE GARAGE 18' 11" x 18' 11" (5.77m x 5.77m) WITH ADDITIONAL COVERED PARKING

A DECEPTIVELY LARGE THREE-BEDROOM FAMILY HOME, ideally located within three quarters of a mile of Caterham Town Centre. The house has a a great size DOUBLE GARAGE and further covered parking for two vehicles and a Landscaped Rear Garden with a 'Hobbit House' which has power & light plus internet connection and views across the valley. On the first floor the Master Bedroom has an En-suite Shower Room and an impressive Bathroom. In addition to the Lounge there is a Second Reception Room and a separate fitted Kitchen in white with granite worktops. A VERSATILE FAMILY HOUSE IN A CONVENIENT LOCATION!

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DIRECTIONS
From Caterham Valley town centre, procced along Croydon Road for approximately three quarters of a mile, the house is on the right hand side before the houses at Avondale High and the turning to Tillingdown Hill.

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. There is a regular Bus Service into Caterham Valley and towards Purley on the Croydon Road. The M25 motorway can be accessed at nearby Godstone, junction 6.

The town has a great selection of local and High Street shops which includes four supermarkets, Morrisons, Waitrose, Lidl & Aldi. The car commuter can access the M25 at nearby Godstone, junction 6.

The area has several Infant & Junior Schools in the Valley and in Caterham on the Hill, a secondary school at De Stafford in Burntwood Lane and 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 CONVENIENT PLACE TO LIVE FOR ALL THE FAMILY!

ACCOMMODATION

ENTRANCE HALLWAY *17' 9" x 3' 3" (5.42m x 1.00m)*
Coved ceiling with a dado rail surround, return stair case to a half landing and the first floor landing, under stairs storage cupboard, wood flooring throughout.

CLOAKROOM *5' 3" x 5' 11" (1.61m x 1.80m)*
Large cloakroom, half tiled surrounds, coved ceiling. White suite comprising of a low flush WC and a pedestal wash hand basin, radiator.

LIVING ROOM *12' 10" x 18' 6" (3.92m x 5.65m)*
Double glazed multi paned windows to either side of double french doors leading onto the rear Garden Patio. Coved ceiling with a dado rail surround, TV point, wood flooring throughout, large glazed doors to the Entrance Hallway.

SECOND RECEPTION ROOM
11' 4" x 7' 2" (3.46m x 2.20m)
Double glazed window to the front, coved ceiling with a dado rail surround, wood flooring throughout, radiator.

KITCHEN *11' 4" x 7' 4" (3.47m x 2.25m)*
Double glazed window to the front, coved ceiling with inset spotlights. Range of modern white wall and base units with complementary granite worktops, single bowl 'Butler' sink unit, integrated Dishwasher and Washer/Dryer. The 'Rangemaster' cooker with five gas burners, two ovens and a separate grill will remain. Space for a fridge / freezer, tiled flooring, wall mounted gas central heating boiler set within a wall cupboard.

FIRST FLOOR ACCOMMODATION

LANDING
Coved ceiling, stair case down to a half landing, access to the loft, built in airing cupboard with the hot water tank and shelving.

MASTER BEDROOM *11' 5" x 16' 3" (3.49m x 4.96m)*
Two double glazed windows to the front, coved ceiling, two built in double wardrobes, wood flooring throughout and double radiator. Door to:



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EN-SUITE SHOWER ROOM
6' 9" x 5' 2" (2.06m x 1.60m)
Coved ceiling with inset spotlights. White suite comprising of a white suite with a large corner walk-in shower cubicle with an overhead shower fitment, wall mounted wash hand basin and a low flush WC. Tiled surrounds and flooring, ladder style towel rail, wall vanity cupboard mirror fronted with rotating coloured lighting, extractor fan.

BEDROOM TWO *11' 0" x 9' 6" (3.37m x 2.91m)*
Double glazed window to the rear, coved ceiling, built in double wardrobe, radiator.

BEDROOM THREE *9' 6" x 7' 1" (2.92m x 2.18m)*
Double glazed window to the rear, coved ceiling and radiator.

FAMILY BATHROOM *6' 7" x 8' 8" (2.03m x 2.65m)*
Fully tiled 'Villeroy Boch' Bathroom with a large 'Jacuzzi' panelled bath including a mixer tap and a separate shower fitment and fitted shower screen, vanity wash hand basin with a fitted wall mirror above and a low flush WC. Extractor fan and a wall mounted heated towel rail.

OUTSIDE

DOUBLE GARAGE & DRIVEWAY
18' 11" x 18' 11" (5.77m x 5.77m)
The Double Garage is beneath the house and also has a covered area in front of the Garage for additional parking for two vehicles. The Garage has a roller access door and power & light. The driveway is shared by two other houses.

REAR GARDEN
The rear Garden is in excess of **100' (30.46m)** in length and is set over three tiers. To the rear of the house there is a large paved patio with an electrically operated 'Sun Awning' above. A set of steps lead up to the remainder of the garden which has a lawn area and surrounding flowerbeds. At the very top of the Garden there is a useful Storage Shed.



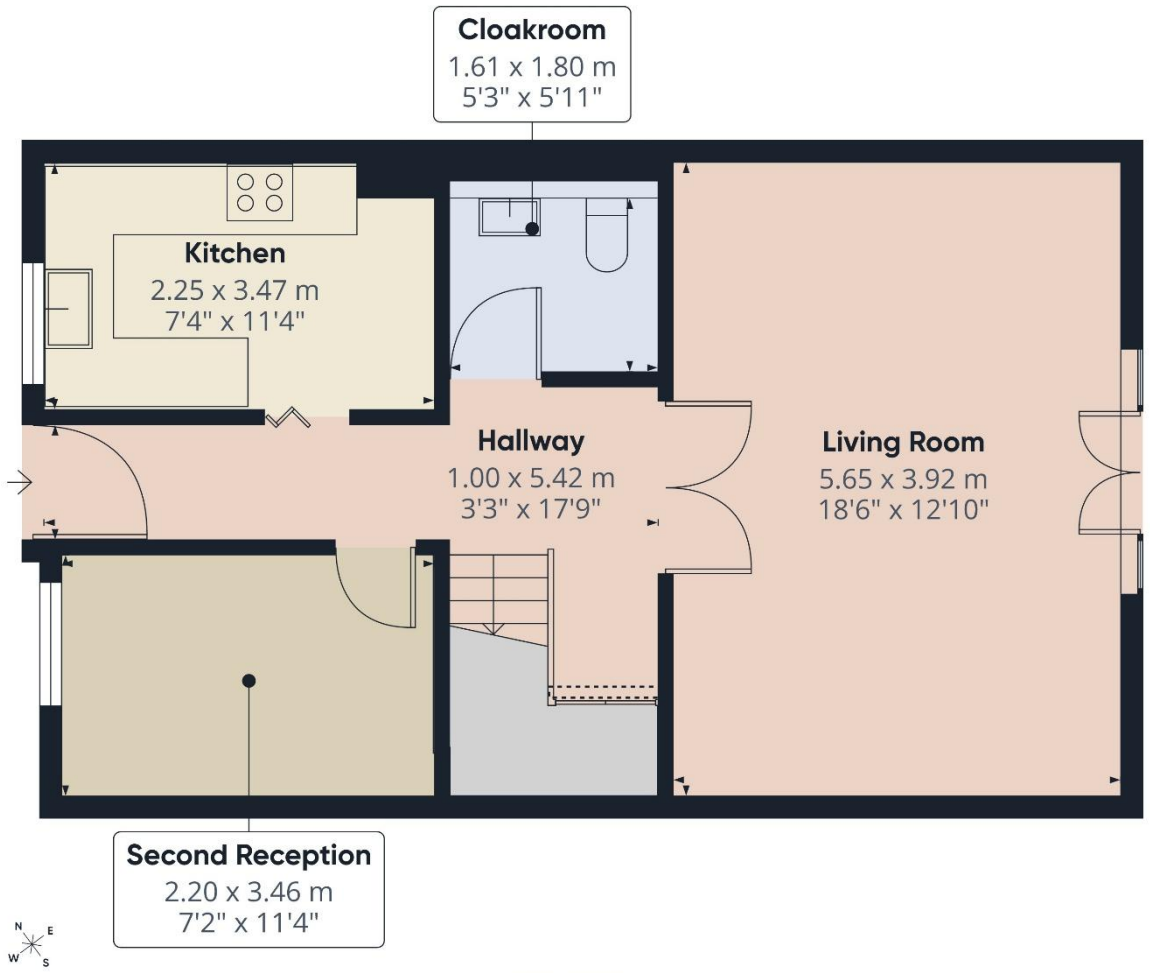








FLOORPLANS



Floor 0 Building 1

Approximate total area(1)
51.5 m²
555 ft²

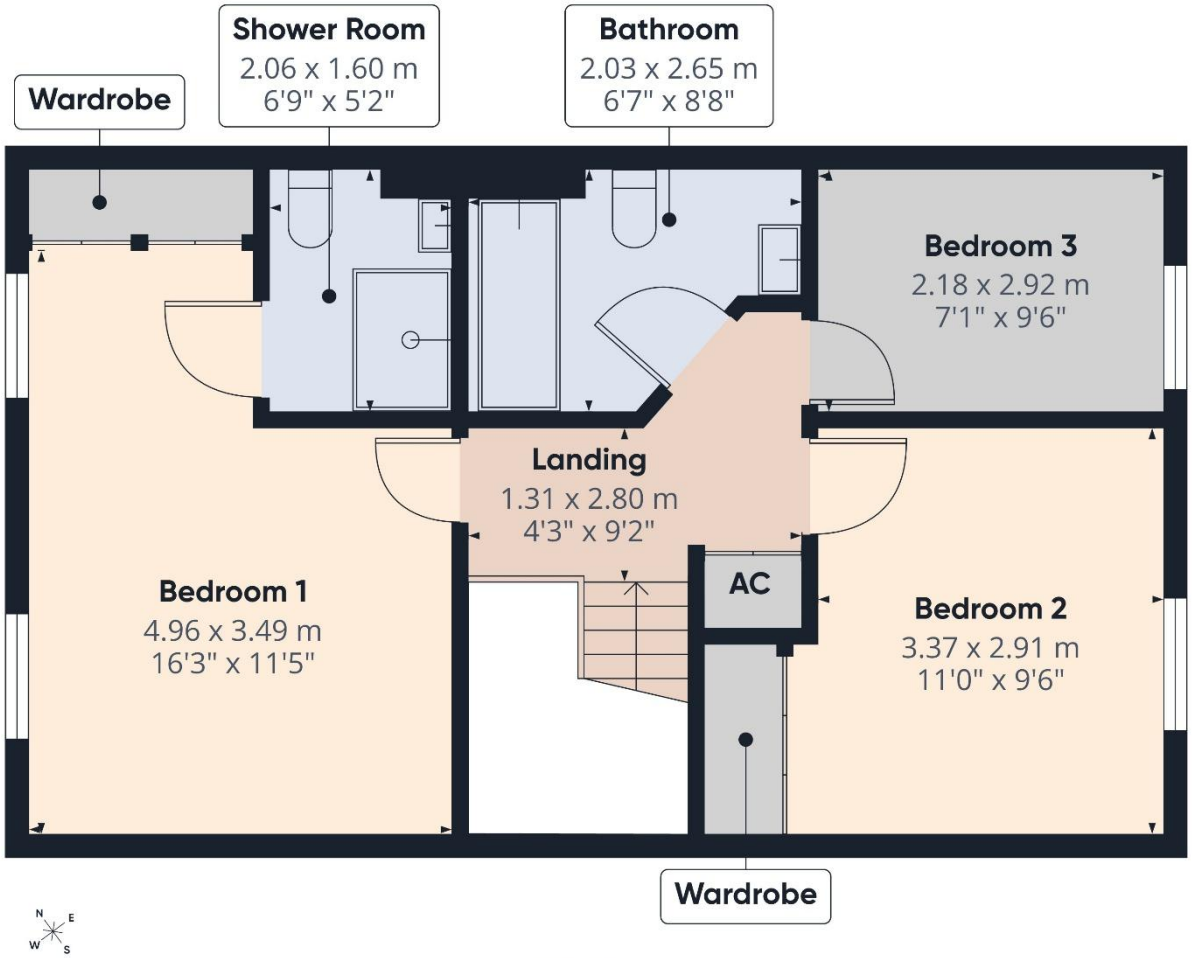
Reduced headroom
0.1 m²
1 ft²

(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



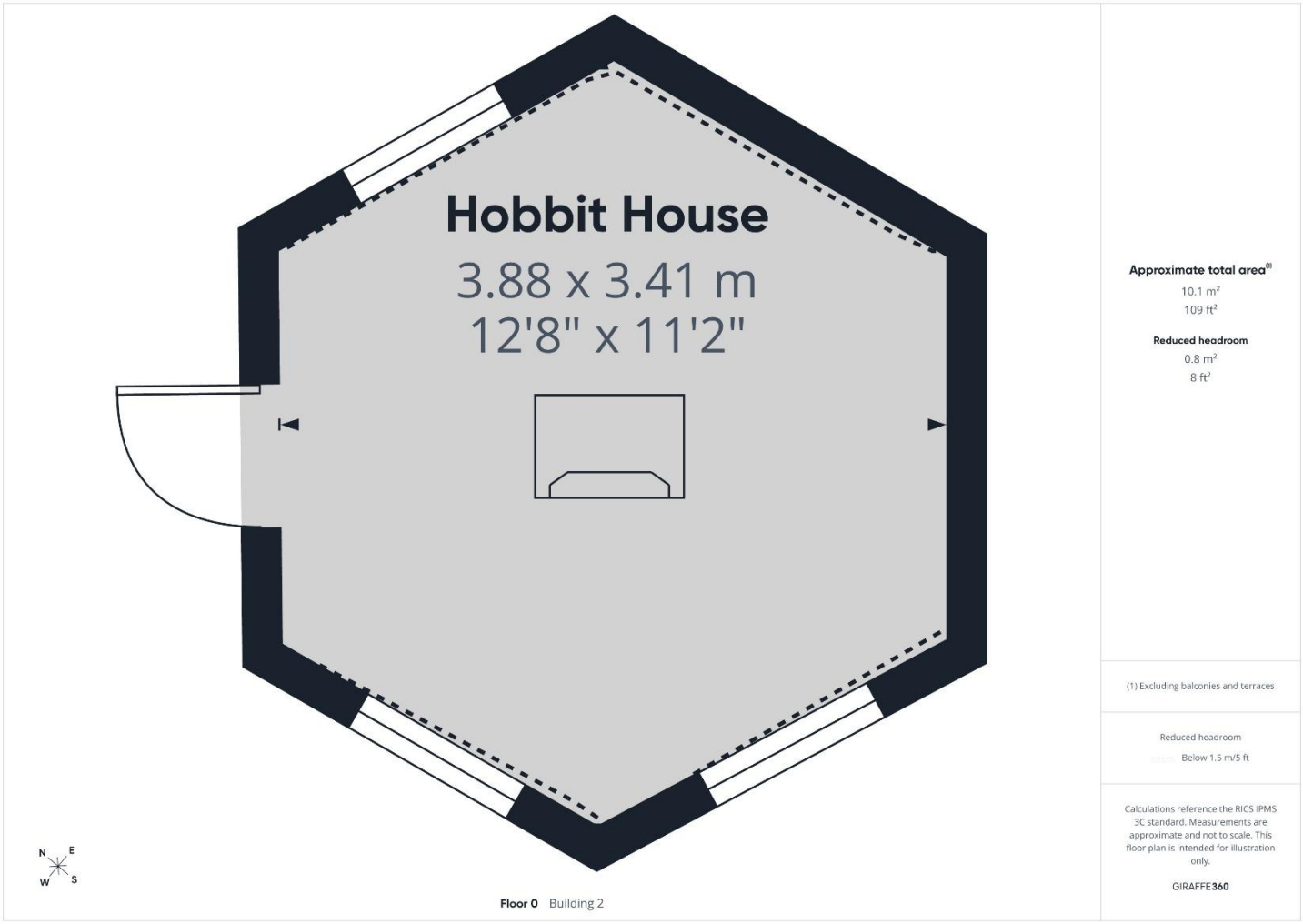
Floor 1 Building 1

Approximate total area(1)
46.8 m²
503 ft²

(1) Excluding balconies and terraces

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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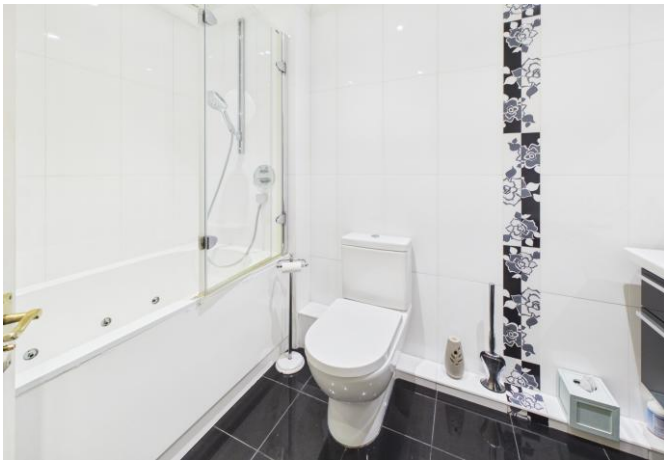


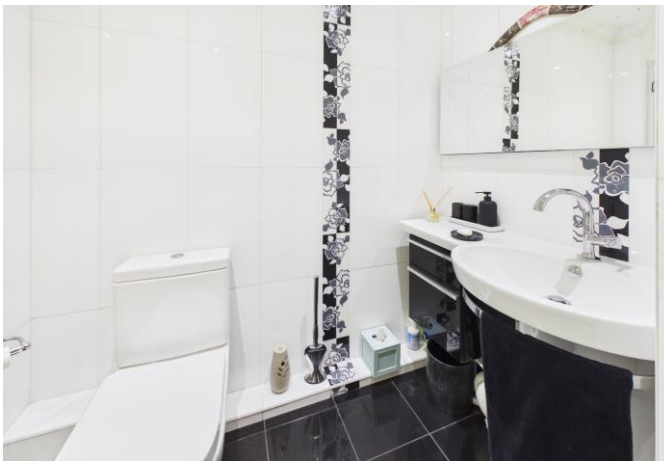
HOBBIT HOUSE *11' 3" x 12' 6" (3.43m x 3.82m)*
Hexagonal in shape and timber built, this is a unique feature with a centrally fitted BBQ with a chimney flue and seating to all sides for up to 12 - 15 people. There are three double glazed windows and a doorway to the front, the building has power, light and internet connection. A great place for family and friends to gather for a BBQ all year round.

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.

2/11/2026







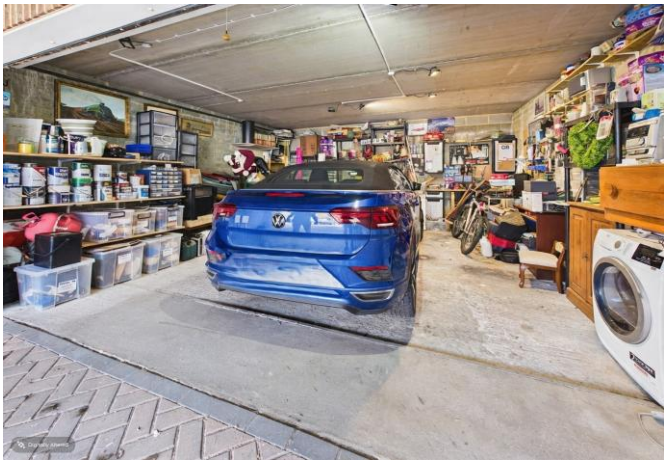




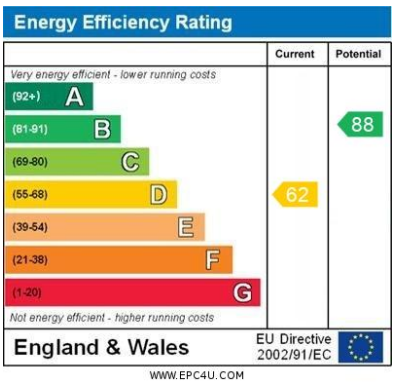








ENERGY PERFORMANCE CERTIFICATE



DATA PROTECTION ACT 1998

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