



**\*A DETACHED FOUR DOUBLE BEDROOM FAMILY HOME\***

**\*LARGE MAIN LOUNGE 20' 1" x 9' 7" (6.12m x 2.92m), TWO FURTHER RECEPTION ROOMS\***

**\*WARDROBES IN ALL FOUR BEDROOMS, SHOWER ROOM & BATHROOM\***

**\*THIRD RECEPTION ROOM 15' 1" x 11' 6" (4.59m x 3.50m) Max WITH ACCESS TO THE GARDEN\***

**\*SECLUDED AND PRIVATE REAR GARDEN\* \*15' 3" x 13' 3" (4.64m x 4.04m) INTEGRAL GARAGE & DRIVEWAY\***

**A DECEPTIVELY LARGE AND VERSATILE FOUR DOUBLE BEDROOM DETACHED HOUSE** with a large Garage and driveway for off road parking. The house has **THREE RECEPTION ROOMS**, a ground floor Shower Room and first floor Bathroom as well as a good size Kitchen with access to the **SECLUDED GARDEN**.

The property is double glazed and has gas central heating.

**A UNIQUE FAMILY HOME CONVENIENTLY LOCATED, VIEWING RECOMMENDED!**

**Addison Road, Caterham on the Hill, Surrey CR3 5LU**

**Asking Price: £575,000 Freehold**



### DIRECTIONS

From the High Street in Caterham on the Hill, proceed straight over the roundabout into Townend, at the junction turn left into Banstead Road, take the second right into Addison Road, the property is located on the right-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

#### HALLWAY

Double glazed diamond leaded light window to the side, UPVC panelled front door, staircase to the first floor landing, radiator with guard, door to:

#### FRONT FACING LOUNGE

*12' 6" x 9' 11" (3.81m x 3.02m)*

Double aspect room with two double glazed diamond leaded light windows to the front and side aspects, recess fireplace, wood effect flooring, double radiator, door to:

#### INNER HALLWAY

Useful understairs cupboard, wood flooring, access to the ground floor Shower Room, Bedroom and Main Lounge, open place to the Kitchen.

#### BEDROOM FOUR *11' 11" x 9' 11" (3.63m x 3.02m)*

Two diamond leaded light windows to the front, coved ceiling, wood effect flooring, radiator.

#### SHOWER ROOM *9' 8" x 5' 1" (2.94m x 1.55m)*

White suite comprising of a fully enclosed Shower Cubicle with a mixer shower fitment, large vanity wash hand basin with a fitted mirror above and a low flush WC. Tiled surrounds and a tiled flooring. Inset spotlighting to the ceiling, radiator.

#### MAIN LOUNGE *20' 1" x 9' 7" (6.12m x 2.92m)*

A large Main Lounge extending into a Conservatory pitched roof part of the room with access to the rear Garden. There are double glazed window to the rear and side, TV point, wood flooring and two double radiators.

#### KITCHEN *13' 6" x 8' 5" (4.11m x 2.56m)*

Two double glazed windows to the rear plus a double glazed stable door to the rear Garden. Range of wall and base units with matching worktops, one and a half bowl stainless steel sink unit with a mixer tap and cupboard below, tiled surrounds. Built in four ring gas hob with an extractor fan above and an electric oven below, built in dishwasher and fridge, wood effect flooring, double radiator, door to:

#### INNER HALLWAY

Wood effect flooring, access to the Integral Garage and door to the Third Reception Room.

#### THIRD RECEPTION ROOM

*15' 1" x 11' 6" (4.59m x 3.50m) Max*

Double glazed window and double glazed sliding patio door to the rear Garden, built in Breakfast Bar/worktop, TV point, wood effect flooring and double radiator.



## FIRST FLOOR ACCOMMODATION

### LANDING

Split-level landing, doors to three Bedrooms and a Bathroom.

### BEDROOM ONE 12' 6" x 9' 10" (3.81m x 2.99m)

Double glazed window to the rear, built in wardrobes, radiator.

### BEDROOM TWO 11' 5" x 9' 7" (3.48m x 2.92m)

Double glazed diamond leaded light window to the front, coved ceiling, built in single wardrobe, radiator.

### BEDROOM THREE 9' 11" x 8' 11" (3.02m x 2.72m)

Double glazed diamond leaded light window to the front, coved ceiling, built in wardrobes to one wall, radiator.

### BATHROOM 8' 10" x 5' 6" (2.69m x 1.68m)

Double glazed window to the side, white suite comprising of a panelled bath with a mixer tap and shower attachment, pedestal wash hand basin and a low flush WC, tiled surrounds. Wall mounted heated towel rail / radiator, wood effect flooring.

### OUTSIDE

### INTEGRAL GARAGE & DRIVEWAY

15' 3" x 13' 3" (4.64m x 4.04m)

Large Garage with an electric up and over door, power and light. There is a further panelled door to the front next to the up and over door. There is a Utility Recess with space and plumbing for a washing machine and a shelf above to support a tumble drier, radiator and tiled flooring. Wall mounted Gas Central Heating Boiler and a hot water tank. There is a herringbone brick laid driveway with ample off road parking for a large car.

### FRONT GARDEN AREA

A path leads from the driveway to the front door and continues to the side of the house to a gate leading to a wide side access to the rear Garden.



# FLOORPLAN



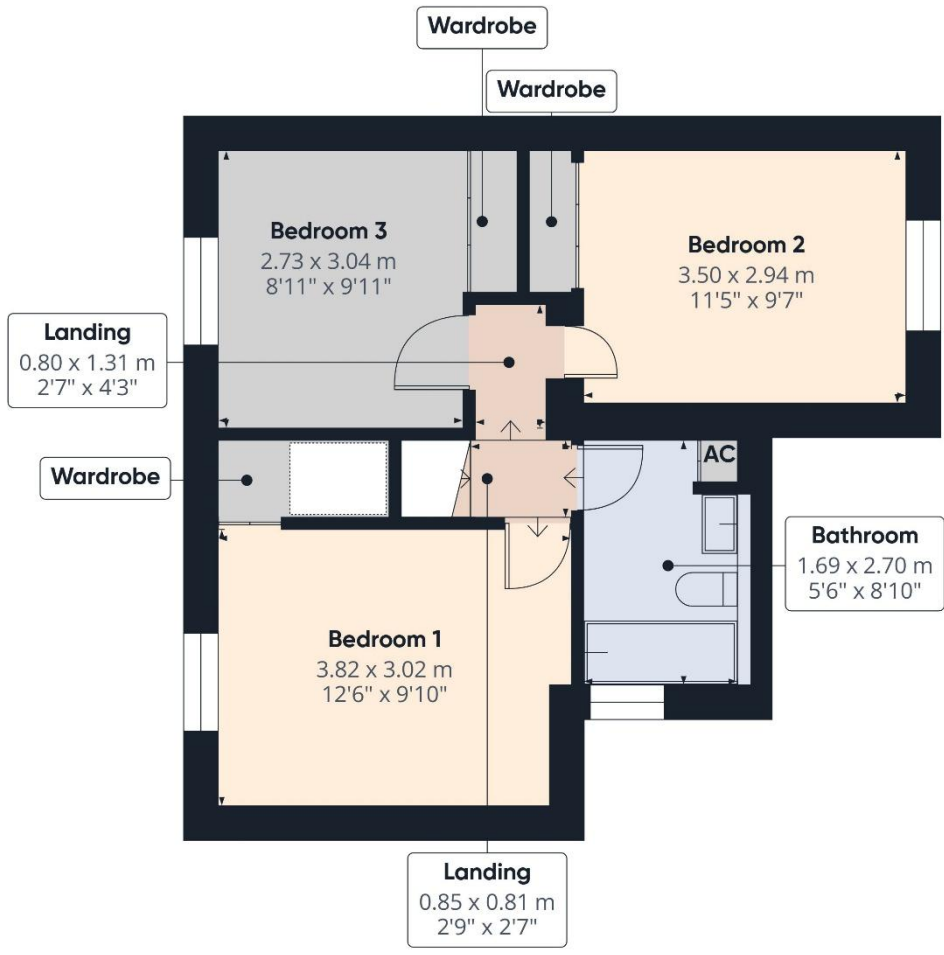
Approximate total area<sup>(1)</sup>  
99 m<sup>2</sup>  
1067 ft<sup>2</sup>

(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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Floor 0



Approximate total area<sup>(1)</sup>  
38.9 m<sup>2</sup>  
420 ft<sup>2</sup>

(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.

GIRAFFE360

Floor 1

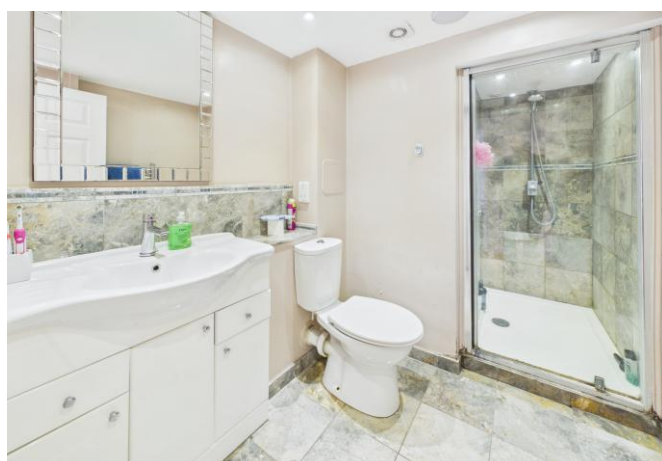
## **REAR GARDEN**

A fully enclosed and secluded rear Garden with a patio to the rear of the house, side access path and a lawn area with herbaceous plants. To the rear of the Garden there is a raised decked seating area with a view to the rear of the house.

## **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-2025-2026>.

**23/5/2026**





## ENERGY PERFORMANCE CERTIFICATE (EPC)

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		<b>70 C</b>
55-68	<b>D</b>	<b>56 D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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