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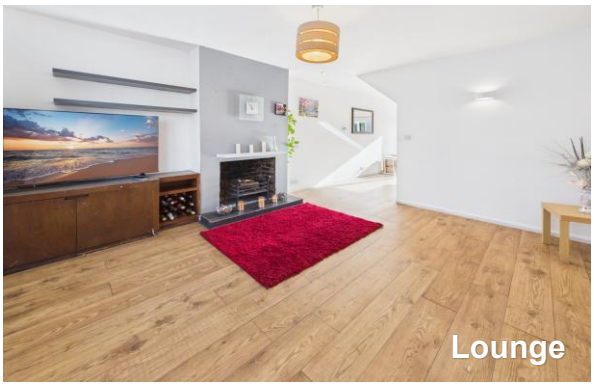
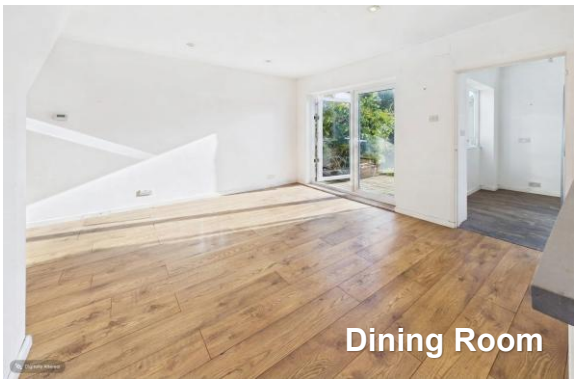
BRITISH PROPERTY AWARDS 2024
GOLD WINNER
ESTATE AGENT IN CATERHAM & WHYTELEAFE





FOUR GOOD SIZE BEDROOMS, BATHROOM AND SHOWER ROOM
***LOUNGE/DINING ROOM 28' 0" x 12' 2" (8.53m x 3.71m) ***
***REAR FACING KITCHEN 10' 10" x 6' 9" (3.30m x 2.06m) ***
DOUBLE GLAZED & GAS CENTRAL HEATING* *SECLUDED WEST FACING GARDEN WITH A RAISED DECK
A HOUSE WITH GREAT POTENTIAL - VIEWING RECOMMENDED!

A FOUR-BEDROOM CHALET STYLE SEMI DETACHED HOUSE located within a popular cul-de-sac in Caterham on the Hill. The house has versatile accommodation with three Double First Floor Bedrooms and a large Bathroom plus a Ground Floor Fourth Bedroom/Study.
On the Ground Floor there is a large Lounge and Dining Room and a separate Kitchen plus a Shower Room.
A secluded raised 'Decked Area' leads to the rear Garden. NO ONWARD HOUSE CHAIN!

Foxon Lane Gardens, Caterham, Surrey CR3 5SN
ASKING PRICE: £499,950 Freehold

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DIRECTIONS
From the High Street in Caterham on the Hill proceed along Townend taking the first left into Banstead Road, turn right into Foxon Lane, Foxon Lane Gardens is the third turning on the right-hand side, turn immediately right and the house is on the right-hand side.

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.

ACCOMMODATION

ENTRANCE HALLWAY *7' 3" x 7' 1" (2.21m x 2.16m)*
Double glazed window and a part double glazed and panelled front door, wood block parquet style flooring, staircase to the first floor landing, radiator.

GROUND FLOOR SHOWER ROOM
7' 1" x 4' 5" (2.16m x 1.35m)
Double glazed frosted window to the side aspect, white suite with part tiled walls comprising of an enclosed shower cubicle with a mixer shower fitment with a hand held shower and overhead shower, pedestal wash hand basin with tiled splashback and a low flush WC. Built in Airing Cupboard with a hot water tank and a wall mounted Worcester Gas fired central heating boiler with timer controls. Below the shelving there is a space and plumbing for a washing machine.

BEDROOM FOUR / STUDY
11' 0" x 7' 7" (3.35m x 2.31m)
Double glazed window to the front, recessed storage area, double radiator.

LOUNGE/DINING ROOM
28' 0" x 12' 2" (8.53m x 3.71m)
A large through room split into a Lounge and Dining Room. The Lounge has a double glazed window with a display shelf to the front aspect, recessed fireplace with a base storage cupboard and shelf to one side. TV point, two wall light points and a central rose light point, wood effect flooring, and double radiator. The Dining Room has a large pair of double glazed doors leading to a raised 'Decked Seating Area' with access to the Garden. Inset spotlights to the ceiling, wood effect flooring, access to an understairs storage cupboard, double radiator and door to the Kitchen.

KITCHEN *10' 10" x 6' 9" (3.30m x 2.06m)*
Double glazed window to the rear and side and a door leading to the Rear Garden. Range of wall and base units with matching worktops incorporating a one and a half bowl stainless steel sink unit with a mixer tap and cupboards under. Stainless steel Range Cooker with a six ring gas hob and two ovens below and an extractor fan above. Space for a fridge freezer and space and plumbing for a 'Slimline' Dishwasher.

FIRST FLOOR ACCOMMODATION

LANDING *15' 2" x 6' 0" (4.62m x 1.83m)*
Large landing with access to the loft.

BEDROOM ONE *12' 3" x 10' 11" (3.73m x 3.32m)*
Double glazed window to the rear, TV point and double radiator.

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BEDROOM TWO
9' 10" x 14' 3" into recess (2.99m x 4.34m)
Double glazed window to side, L'shape recess by the door, radiator.

BEDROOM THREE *10' 6" x 9' 1" (3.20m x 2.77m)*
Double glazed window to the front, double radiator.

BATHROOM *7' 11" x 7' 4" (2.41m x 2.23m)*
Double glazed frosted window to the side, modern white suite with a large 'Paradise/Royale Bath' with an access door, shower screen with shower and bath sections and a seat which lowers into the bath. Pedestal wash hand basin with a tiled splashback and a vanity cabinet above, wall mounted heated towel rail. Built in storage cupboard with an access panel providing access to useful eaves loft storage.

OUTSIDE

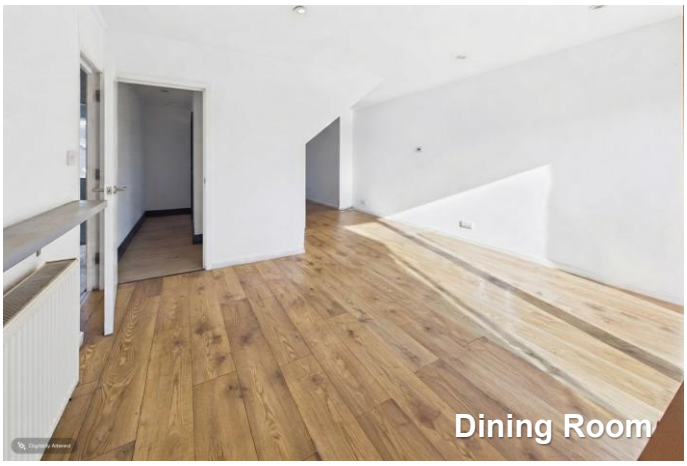
FRONT GARDEN
There is a wide path to the side of the house providing access to the front door and to a side gate to the Rear Garden. In front of the house there is a hard standing area, however there is no official dropped kerb.

WEST FACING REAR GARDEN
Secluded West Facing Rear Garden with mainly high hedge surrounds. There is a raised **'Decked Area'** to the rear of the house with doors into the Dining Room and the Kitchen. The remainder of the Garden has a lawn area and space to the side which would be ideal for a Storage Shed or to create a secluded patio.

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.

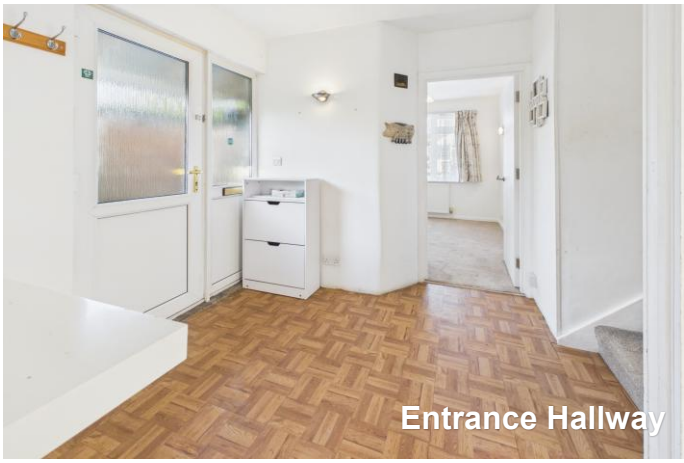
14/8/2026

Bedroom Four / Study


Dining Room

Kitchen

Ground Floor Shower Room


Entrance Hallway

FLOORPLAN

Floor 0

Floor 1

Approximate total area(1)

101.6 m²

1095 ft²

Balconies and terraces

15.1 m²

163 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.

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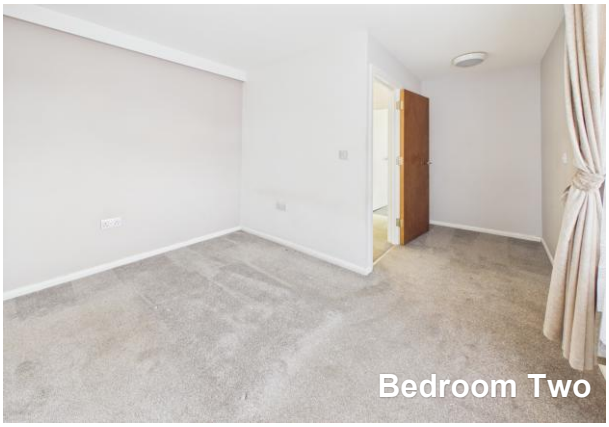
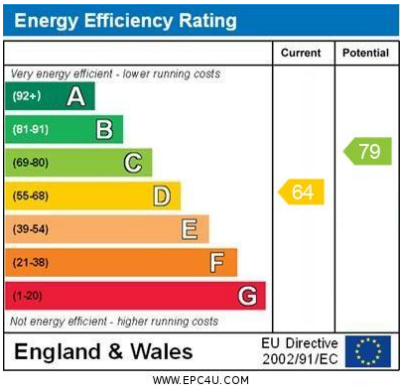


ENERGY PERFORMANCE CERTIFICATE (EPC)



DATA PROTECTION ACT 1998

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