



A FIRST FLOOR TWO-BEDROOM PURPOSE BUILT FLAT WITH A 17' 0" x 12' 11" (5.17m x 3.93m) LIVING ROOM
SEPARATE KITCHEN WITH APPLIANCES* *14' 1" x 8' 6" (4.30m x 2.58m) BEDROOM ONE WITH DOUBLE WARDROBE
QUIET LOCATION IN A CUL-DE-SAC WITHIN HAMBLEDON PARK
AN IDEAL FIRST TIME PURCHASE, NO ONWARD CHAIN!
AGENTS NOTE - All photos were taken prior to the current tenant's occupation.

A FIRST FLOOR TWO-BEDROOM PURPOSE BUILT FLAT located in a cul-de-sac within **Hambledon Park**, Caterham on the Hill. An inviting and spacious Reception Hallway leads to a great size Living Room with views to the private Communal Garden and a door to a separate Kitchen. The main double Bedroom has a good size built in wardrobe, the second bedroom can be used as a '**Office from Home**' if required. The flat has a modern style Bathroom and gas central heating. In addition to the Communal Garden there is also an allocated parking space to the front and visitor parking bays to the side. **NO ONWARD CHAIN!**

Drew Place, Hambledon Park, Caterham, Surrey CR3 5FE
ASKING PRICE: £269,950 Leasehold



KITCHEN 9' 11" x 6' 4" (3.03m x 1.94m)

Double glazed window to the rear. Range of wall and base units with worktops and tiled surrounds. Built in electric oven and grill with a four ring gas hob and extractor fan above, the free-standing washing machine, dishwasher and fridge freezer will remain. Within a wall unit there is a wall mounted gas fired Potterton central heating boiler

BEDROOM ONE 14' 1" x 8' 6" (4.30m x 2.58m)

Double glazed window to the front, coved ceiling, built in double wardrobe, radiator.

BEDROOM TWO 9' 4" x 6' 10" (2.85m x 2.08m)

Double glazed window to the front, coved ceiling and radiator.

BATHROOM 6' 10" x 6' 4" (2.09m x 1.92m)

Modern style white suite comprising of a wood panelled bath with a mixer tap and shower attachment, pedestal wash hand basin and a low level WC, half tiled surrounds, extractor fan and radiator.

OUTSIDE

COMMUNAL GARDEN

To the rear of the block there is an enclosed Communal Garden which is mainly laid to lawn with gated access front the front and side.

RESIDENTS PARKING

To the front of the block there is an allocated parking bay, further visitor parking bays are located to the side of the block marked 'V'.

LEASEHOLD INFORMATION & COUNCIL TAX

LEASE TERM: 125 years from 25th March 1997.

MAINTENANCE/SERVICE CHARGE: TBC

GROUND RENT: £140.00 pa



DIRECTIONS

From Caterham on the Hill High Street proceed along Court Road, at the junction turn left and then right at the mini roundabout into Coulsdon Road. At the next mini roundabout turn left into Hambledon Park, at the junction turn left into St Lawrence Way and then first left into Drew Place. Continue to the end of the road, the block is straight ahead of you.

LOCATION

The flat is in a popular residential location within Hambledon Park. The area has a good selection of local shops in nearby Coulsdon Road and Westway which includes a Tesco Supermarket at The Village.

A regular bus service can be accessed along the Coulsdon Road with services into Caterham, Caterham Valley, Coulsdon and Croydon. The area also has a good selection of schools at infant and junior level including nursery schools.

Chaldon is within half a mile of the flat with picturesque greenbelt countryside, woodland and the Surrey National Golf Course.

A MODERN STYLE FLAT SET WITHIN A PEACEFUL AND CONVENIENT LOCATION!

COMMUNAL HALLWAY

A carpeted and well-maintained Communal Hallway with a staircase to the first floor. The block is accessed via an Entryphone system.

RECEPTION HALLWAY 8' 1" x 6' 10" (2.47m x 2.08m)

Coved ceiling, built in cloaks cupboard, airing cupboard housing a hot water tank and electric fuse box, security entryphone, wood effect flooring and radiator.

LIVING ROOM 17' 0" x 12' 11" (5.17m x 3.93m)

Two double glazed windows to the rear looking over the Communal Garden, door to the Kitchen, coved ceiling, wall mounted central heating thermostat, dimmer light switch, TV point and two radiators.

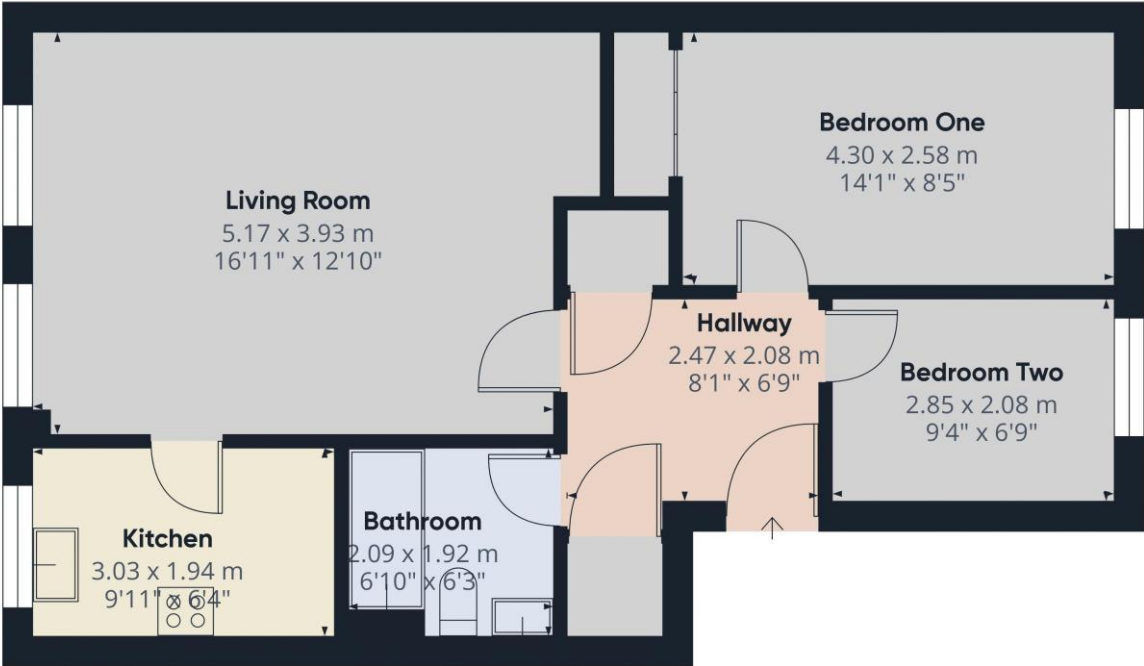
COUNCIL TAX: The current Council Tax Band is 'C', via Tandridge Council.

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>.

10/9/2026



FLOORPLAN



Approximate total area[®]
56.56 m²
608.81 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



ENERGY PERFORMANCE CERTIFICATE (EPC)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-10	G		

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