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Residential Sales & Lettings

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***A FIRST FLOOR TWO-BEDROOM MAISONETTE – GREAT LOCATION! ***
19'3 X 12'3 MAX LOUNGE / DINING ROOM* *BEDROOM ONE WITH WARDROBES & BALCONY
FITTED KITCHEN WITH APPLIANCES, DOUBLE GLAZED & GAS CENTRAL HEATING
LARGE HALLWAY WITH STUDY AREA* *LOFT STORAGE & ALLOCATED PARKING SPACE

AN IMMACULATELY PRESENTED TWO-BEDROOM FIRST FLOOR MAISONETTE set within a modern Development within three quarters of a mile of Caterham Valley Town Centre. The property has a large Landing with adequate space for a desk unit if required and a great size Living Room with a Dining Area to one end of the room. The modern Kitchen has a full range of built in appliances included. There is also a rear facing Balcony off the main Bedroom. Outside there is an allocated Parking Space, Visitor Parking as well as Communal Gardens.
***AN INTERNAL VIEWING IS HIGHLY RECOMMENDED, NO ONWARD CHAIN!**

4 Windrushes, Grange Road, Caterham, Surrey CR3 6SP
Asking Price: £325,000 Leasehold with a Share of Freehold

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DIRECTIONS
From Caterham Valley town centre proceed along Harestone Valley Road, at the mini roundabout take the second exit into Harestone Hill, turn left into Grange Road. The Windrushes is on the left hand side, parking is to the rear of the properties.

LOCATION
The property is within half a mile of Caterham Town Centre and is on the edge of protected woodland and countryside. The Town Centre has a great selection of local and High Street shops which includes three Supermarkets a good selection of Restaurants.

Caterham has a fine selection of local schools for all age groups; this includes Caterham School (private) located in nearby Harestone Valley Road. Caterham Railway Station provides a regular service into Croydon and Central London for the commuter. Access to the M25 motorway is within three miles at nearby Godstone, junction 6.

The surrounding Countryside includes excellent views at nearby Viewpoint and open Countryside towards Godstone to the south.

A GREAT LOCATION FOR CATERHAM TOWN & SURROUNDING COUNTRYSIDE!

ACCOMMODATION

GROUND FLOOR ENTRANCE
Coved ceiling, wall mounted electric fuse box, staircase to the first-floor Landing.

LANDING *13' 2" x 7' 3" (4.03m x 2.22m)*
Double glazed window to the side aspect, built in shelved cupboard, coved ceiling and radiator.

LIVING ROOM *19' 2" x 12' 3" (5.86m x 3.74m)*
Double glazed window to the side aspect within the Dining Area and a double glazed window to the front. Coved ceiling and inset spotlighting, TV point and double radiator. Open doorway to the Kitchen.

KITCHEN *12' 5" x 5' 11" (3.79m x 1.80m)*
Double glazed window to the front aspect. Range of modern wall and base units with matching worktops including a one and a half bowl stainless steel sink unit with a mixer tap and cupboard below, built in four ring gas hob with an extractor fan above and an electric oven/grill below. There is also a built-in fridge/freezer, dishwasher and washing machine/dryer. A wall mounted Vaillant gas fired combination boiler is set within a wall unit. Tiled surrounds and flooring, inset spotlights to the ceiling.

BEDROOM ONE *11' 6" x 9' 3" (3.53m x 2.84m)*
Double glazed french patio doors leading to a Balcony. Two built in double wardrobes, telephone point, coved ceiling, access to a loft and radiator.

BALCONY *7' 0" x 3' 11" (2.14m x 1.21m)*
Tiled flooring, decorative wrought iron surround.

BEDROOM TWO *9' 6" x 7' 3" (2.89m x 2.21m)*
Double glazed window to the rear, coved ceiling and radiator.

BATHROOM *6' 10" x 6' 10" (2.09m x 2.09m)*
Modern white suite comprising of a panelled bath with a mixer tap and a separate mixer shower fitment, pedestal wash hand basin and a low flush WC. Wall mounted wall cabinet and a ladder style heated towel rail / radiator and extractor fan.

OUTSIDE

RESIDENTS PARKING & VISITOR PARKING
There is an allocated Parking Space to the rear of the properties within a Residents Parking Area. To the front of the properties there are four spaces allocated for Visitors.



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COMMUNAL GARDENS

To the front of the property there is a large area of lawn and a path/driveway leading to Grange Road and the Visitors Parking Area. There are also several herbaceous flowerbeds within the Communal Gardens surrounding the properties.

LEASEHOLD INFORMATION

SHARE OF FREEHOLD with a Lease of **999 years from the 1st January 2006**.

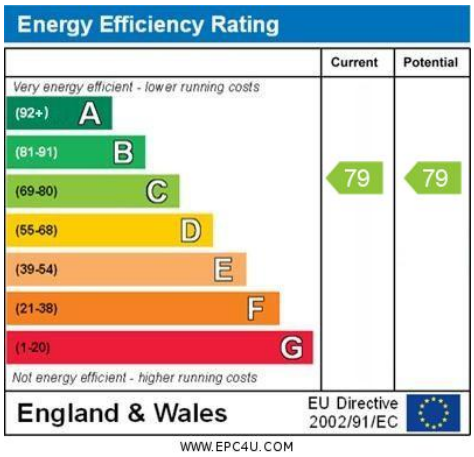
MAINTENANCE/SERVICE CHARGE: £1820.00 pa (paid in two instalments every six months)

GROUND RENT: Nil

COUNCIL TAX: The current Council Tax Band is **'D'**, 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.

19/9/2026

ENERGY PERFORMANCE CERTIFICATE (EPC)













FLOORPLAN


Balcony
2.14 x 1.21 m
7'0" x 3'11"
Wardrobe
Bedroom 1
2.84 x 3.53 m
9'3" x 11'6"
Wardrobe
Bedroom 2
2.92 x 2.23 m
9'6" x 7'3"
Bathroom
2.10 x 2.09 m
6'10" x 6'10"
Landing
4.03 x 2.22 m
13'2" x 7'3"
Kitchen
1.81 x 3.79 m
5'11" x 12'5"
Living Room
5.86 x 3.74 m
19'2" x 12'3"
N
E
W
S
Floor 1
Approximate total area(1)
69.1 m²
744 ft²
Balconies and terraces
2.6 m²
28 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.
GIRAFFE360









DATA PROTECTION ACT 1998

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MONEY LAUNDERING REGULATIONS 2003 : Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale

THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: It is a legal requirement that the property is presented accurately and in a way not to mis-lead a potential buyer in relation to the property particulars. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

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