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- *A LARGE TWO DOUBLE BEDROOM DOUBLE FRONTED BUNGALOW***
- *GREAT SIZE ENTRANCE HALLWAY 13' 4" x 7' 5" (4.06m x 2.26m) ***
- *LIVING ROOM 20' 11" x 11' 10" (6.37m x 3.60m) PLUS CONSERVATORY***
- *MODERN KITCHEN AND UTILITY ROOM, DOUBLE GLAZED & GAS CENTRAL HEATING***
- *SECLUDED PRIVATE REAR GARDEN, INTEGRAL GARAGE & DRIVEWAY***
- *DESIRABLE AND CONVENIENT LOCATION FOR LOCAL AMENITIES & COUNTRYSIDE!***

AN IMMACULATELY PRESENTED TWO DOUBLE BEDROOM SEMI DETACHED BUNGALOW with large accommodation which includes an Inviting Entrance Hallway, large Living Room, Conservatory, a great size Kitchen and Utility Room. The property also has a secluded and relaxing Rear Garden, an Integral Garage and off Road Parking. Located within half a mile of Coulsdon Common, so great for walking a dog and countryside walks.

***NO ONWARD PROPERTY CHAIN - HIGHLY RECOMMENDED!**

Addison Road, Caterham on the Hill, Surrey CR3 5LW
Asking price: £515,000 Freehold



DIRECTIONS

From the High Street in Caterham on the Hill, proceed along Town End and straight on into Buxton Lane, at the next mini roundabout turn left into Ninehams Road and then take the third left into Addison Road, the property is on the left-hand side.

LOCATION

The property 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 quarter of 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.

ACCOMMODATION

ENTRANCE PORCH

Fully enclosed Porch with a double glazed leaded light window to the front, courtesy light and a double glazed door to the Entrance Hall.

ENTRANCE HALLWAY 13' 4" x 7' 5" (4.06m x 2.26m)

Large Entrance Hallway with two double glazed frosted windows to the front either side of the front door, access to the fully boarded loft via a retractable ladder, telephone point and radiator.

LIVING ROOM 20' 11" x 11' 10" (6.37m x 3.60m)

Double glazed leaded light window to the front, attractive tiled fireplace with a gas point, two wall light point and ceiling light points, two radiators.

KITCHEN 11' 3" x 10' 7" (3.43m x 3.22m)

Double glazed window to the rear, useful built in Larder with a window. Range of modern wall and base units with a matching worktop including a one and a half bowl stainless steel sink unit with a mixer tap and cupboard below. Floor mounted Potterton gas fired central heating boiler, space for a cooker, radiator, door to:

UTILITY ROOM 7' 11" x 5' 11" (2.41m x 1.80m)

Double glazed oval shaped to the top, part panelled door to the side access, inset spotlights to the ceiling and tiled surrounds. Wall and base units with matching worktops, plumbing and space for a washing machine and an upright fridge/freezer, radiator and door to the Integral Garage.

BEDROOM ONE 13' 1" x 11' 3" (3.98m x 3.43m)

Double glazed leaded light window to the front, radiator.

BEDROOM TWO 11' 4" x 10' 6" (3.45m x 3.20m)

Double glazed windows and double glazed french doors to a rear facing Conservatory, radiator.

CONSERVATORY 12' 6" x 8' 6" (3.81m x 2.59m)

Double glazed throughout with a traditional style pitched roof, double french doors to the Garden, power available.

SHOWER ROOM 7' 10" x 7' 4" (2.39m x 2.23m)

Double glazed frosted window to the rear. Modern white suite comprising of a shower cubicle with a mixer Triton Shower Fitment, pedestal wash hand basin and a low flush WC. Fully tiled walls and a wood effect flooring, heated towel rail, fitted shelf and two corner wall mounted vanity cupboards.



OUTSIDE

INTEGRAL GARAGE 18' 3" x 8' 6" (5.56m x 2.59m)

The Garage has an up and over door, window to the side, power and light, cupboard storage and a door into the Utility Room.

REAR GARDEN

A delightful and secluded rear Garden with side access, a good size Patio and lawn area with flowerbed borders. There is a large Garden Shed to one corner of the Garden on a solid base.

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>.

19/6/2026



ENERGY PERFORMANCE CERTIFICATE (EPC)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



FLOORPLAN





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