



- \*TWO DOUBLE BEDROOM FIRST FLOOR MAISONETTE\* \*LARGE LIVING ROOM 12' 5" x 17' 2" (3.78m x 5.23m) \*
- \*MODERN SEPARATE KITCHEN 9' 2" x 8' 11" (2.79m x 2.72m) \*
- \*LARGE SHOWER ROOM, DOUBLE GLAZED, GAS CENTRAL HEATING\*
- \*GARAGE LOCATED OPPOSITE THE PROPERTY\* \*DESIRABLE AND CONVENIENT LOCATION\*

**A FIRST FLOOR TWO BEDROOM MAISONETTE** located in a sought-after cul-de-sac within a quarter of a mile of Caterham on the Hill High Street. The maisonette has a great size Living Room and a separate Kitchen and two generous size Bedrooms, and a large modern Shower Room. The property has a gas central heating throughout and modern double glazed windows. Outside there are well tended Communal Gardens bordering woodland and a Garage set in a block opposite the property. **AN IDEAL FIRST TIME PURCHASE, NO ONWARD CHAIN!**

**Furrows Place, Caterham Surrey CR3 5EH**  
**Asking Price: £279,950 Leasehold**



### DIRECTIONS

From the High Street in Caterham on the Hill turn left into Whyteleafe road just past the Cedar Tree, Furrows Place is the second turning on the right handside, the property is within the first block on the right.

### LOCATION

Furrows Place is an ideal location being with easy reach of local amenities and shops in Caterham on the Hill and Caterham Valley. Within a mile of the house in Caterham Valley is Caterham railway Station which has a train service into Croydon and Central London. The M25 can be accessed at junction 6 at nearby Godstone.

Caterham also has a good selection of Schools for all age groups; there are several Infant and Junior Schools and a Secondary School all within a level walking distance of the property.

Within a mile of the property there are also many recreational attractions including countryside walks in nearby Queens Park, Chaldon, the Surrey National Golf Course. Within three quarters of a mile there is a Sports Centre located in Burntwood Lane.

### **AN IDEAL LOCATION FOR ACCESS TO THE TOWN AND NEARBY COUNTRYSIDE.**

### ACCOMMODATION

**ENTRANCE PORCH** 8' 4" x 2' 10" (2.54m x 0.86m)  
Fully enclosed and double glazed porch with a window to the front and side, door to:

### GROUND FLOOR HALLWAY

Staircase to the First Floor Hallway, wall mounted Worcester gas central heating boiler, electric fuse box.

### FIRST FLOOR HALLWAY

18' 8" x 3' 8" (5.69m x 1.12m)  
Large hallway with a built-in Airing Cupboard with a hot water tank, two further storage cupboards, central heating thermostat, access to the loft.

### LIVING ROOM 12' 5" x 17' 2" (3.78m x 5.23m)

Large double glazed window to the front. coved ceiling, TV point and radiator.

### KITCHEN 9' 2" x 8' 11" (2.79m x 2.72m)

Double glazed window to the front, range of modern wall and base units with matching worktops, single bowl stainless steel sink unit with a mixer tap and cupboards under. Built in electric **BOSCH** oven and grill and a four-ring electric **AEG** hob. Space and plumbing for a washing machine and a slimline dishwasher. Recess for a fridge/freezer, tiled surrounds. Central heating control panel, Xpelair fan and radiator.

### BEDROOM ONE 13' 5" x 10' 11" (4.09m x 3.32m)

Double glazed window to the rear aspect, built-in wardrobes, coved ceiling and radiator.

### BEDROOM TWO

9' 4" x 9' 9" (2.84m x 2.97m) & 12' 5" (3.78m) into recess

Double glazed window to the rear, radiator.

### SHOWER ROOM 9' 4" x 5' 9" (2.84m x 1.75m)

Double glazed frosted windows to the side and rear. Large square shower cubicle with a wall mounted **TRITON** electric shower fitment, pedestal wash hand basin and a low flush WC. Half tiled surrounds, built-in store cupboard, extractor fan and radiator.

### OUTSIDE

### GARAGE 16' 1" x 8' 1" (4.90m x 2.46m)

Oppoosite the flat there is a single Garage set within a Garage Block with an up and over door.

### COMMUNAL GARDENS

The Communal Gardens are extensive and extend to the rear, side and behind the property. There are large lawn areas within Furrows Place with established tree lined and hedgerow borders to all sides.



## LEASEHOLD INFORMATION & COUNCIL TAX

**LEASE TERM:** 125 years from 24/6/1990

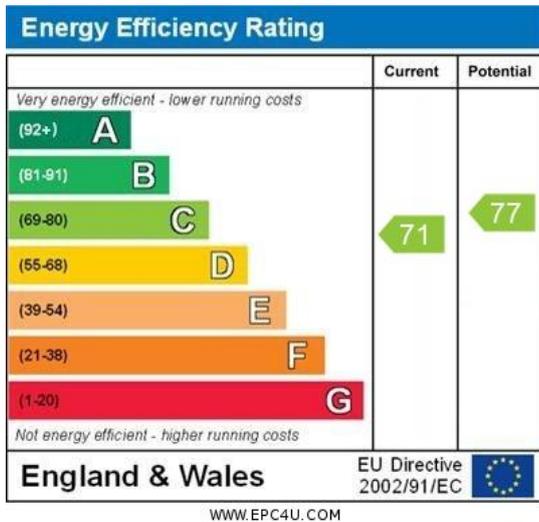
**MAINTENANCE/SERVICE CHARGE:** £1,600 pa  
(£400.00 PER QUARTER)

**GROUND RENT:** £150.00 pa.

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-2025-2026>.

**16/1/2026**

## ENERGY PERFORMANCE CERTIFICATE (EPC)



# FLOORPLAN



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
85.7 m<sup>2</sup>  
923 ft<sup>2</sup>

(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.

GIRAFFE360





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