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

A THREE BEDROOM FAMILY HOME WITH AN OPEN PLAN GROUND FLOOR
OPEN PLAN LIVING ROOM / KITCHEN 26' 5" x 14' 6" (8.05m x 4.42m)* *MODERN KITCHEN WITH BUILT-IN APPLIANCES* *BEDROOM ONE WITH BUILT WITH A BUILT IN DOUBLE WARDROBE
MODERN BATHROOM IN WHITE AND A DOWNSTAIRS CLOAKROOM
SECLUDED REAR GARDEN AND DRIVEWAY - PARKING FOR THREE VEHICLES, GREAT LOCATION!

AN IMMACULATELY PRESENTED THREE BEDROOM FAMILY HOME with large Open Plan Ground Floor Accomodation which includes an impressive Living Room and a modern fitted Kitchen! This deceptively large house has three great size First Floor Bedrooms and a modern fitted Bathroom and a ground floor Cloakroom. Outside there is a driveway to the side providing parking for two vehicles, within Marcuse Road there is also an additional Residents Parking Area with an allocated bay for this property, a GREAT BONUS! The rear Garden is very secluded and has a great size patio, a Timber Shed and a lawn area with some raised Flowerbeds.

A GREAT FAMILY HOME SET IN A POPULAR CONVENIENT LOCATION, VIEWING RECOMMENDED!

Marcuse Road, Hambledon Park, Caterham, Surrey CR3 5FP
Asking Price: £489,950 F/Hold

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DIRECTIONS
From the High Street in Caterham, proceed along Court Road, at the junction turn left and then right at the mini roundabout into Coulsdon Road. At the next roundabout turn left into Hambledon Park and left again into St Lawrence Way, take the second right turning into Marcuse Road, follow the road to the left and then to the right, the house is on the left hand side towards the end of the cul-de-sac.

LOCATION
The house is located 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.

Caterham Valley has further High Street shops and Caterham Railway Station with regular services into Croydon and Central London (London Bridge). Chaldon is within half a mile of the flat with picturesque greenbelt countryside, woodland and the Surrey National Golf Course.

A MODERN HOUSE SET WITHIN
A PEACEFUL AND CONVENIENT LOCATION

ACCOMMODATION

ENTRANCE HALLWAY *8' 0" x 2' 10" (2.44m x 0.86m)*
Part panelled and double glazed front door, useful built-in cupboard with a space and plumbing for a washing machine with shelving above. Coved ceiling, electric fuse box, radiator and open plan to the Living Room / Kitchen.

CLOAKROOM *5' 5" x 2' 6" (1.65m x 0.76m)*
Double glazed frosted window to the front, half tiled surrounds, modern white suite comprising a corner wash hand basin and a low flush WC, tiled flooring, fitted wall mirror and shelf, radiator.

OPEN PLAN LIVING ROOM / KITCHEN
26' 5" x 14' 6" (8.05m x 4.42m)

KITCHEN
Double glazed window to the front, modern recently fitted Kitchen with a range of white wall and base units with Quartz worktop, splashback and drainer. Built - in Dishwasher. electric oven and a four ring electric hob with an extractor fan and light above, under counter Wine Coller unit. One and a half bowl stainless steel sink unit with a mixer tap and cupboard below. A wall cupboard houses a wall mounted 'Gloworm' gas fired central heating boiler.

LIVING ROOM
An impressive room offering a deceptive amount of space for all the family. There is a large set of sliding patio doors to the rear Garden, coved ceiling, wood effect flooring and a return staircase to the first floor landing. Wood effect flooring and radiator, open plan to the Kitchen and Hallway.

FIRST FLOOR ACCOMMODATION

LANDING *8' 4" x 5' 9" (2.54m x 1.75m)*
Coved ceiling, access to the loft, built-in Airing Cupboard with shelving

BEDROOM ONE *12' 4" x 9' 0" (3.76m x 2.74m)*
Two double glazed windows to the front, cove ceiling, built in double wardrobe with hanging and shelf space, radiator.

BEDROOM TWO *10' 7" x 8' 5" (3.22m x 2.56m)*
Double glazed window to the rear, coved ceiling and radiator.

BEDROOM THREE *8' 3" x 5' 10" (2.51m x 1.78m)*
Double glazed window to the rear, coved ceiling and radiator.

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BATHROOM *5' 9" x 5' 6" (1.75m x 1.68m)*
A modern white Bathroom with a double glazed frosted window to the side, there is a modern tiled panelled bath with a mixer tap and a separate shower with a hand held shower and a large overhead ceiling rose and shower screen, vanity wash hand basin and a low flush WC. There are half tiled surrounds, a shaver point and a heated towel rail / radiator plus tiled flooring.

OUTSIDE

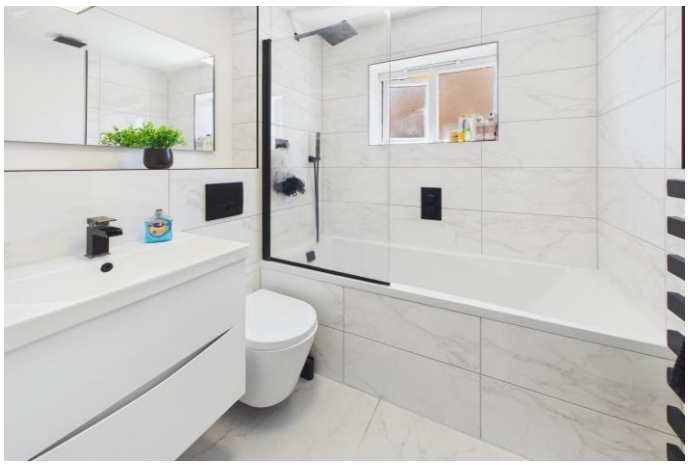
FRONT GARDEN
The front garden has a path to the front door, a small lawn area with planted flowerbeds.

DRIVEWAY & ADDITIONAL PARKING SPACE
The Driveway extends to the side of the house providing parking for up to two vehicles. At the end of the driveway there is a gate leading to the rear Garden. There is also an additional allocated parking space within a Residents Parking Area in Marcuse Road. Therefore, you have allocated spaces available for up to **THREE VEHICLES, a real bonus!**

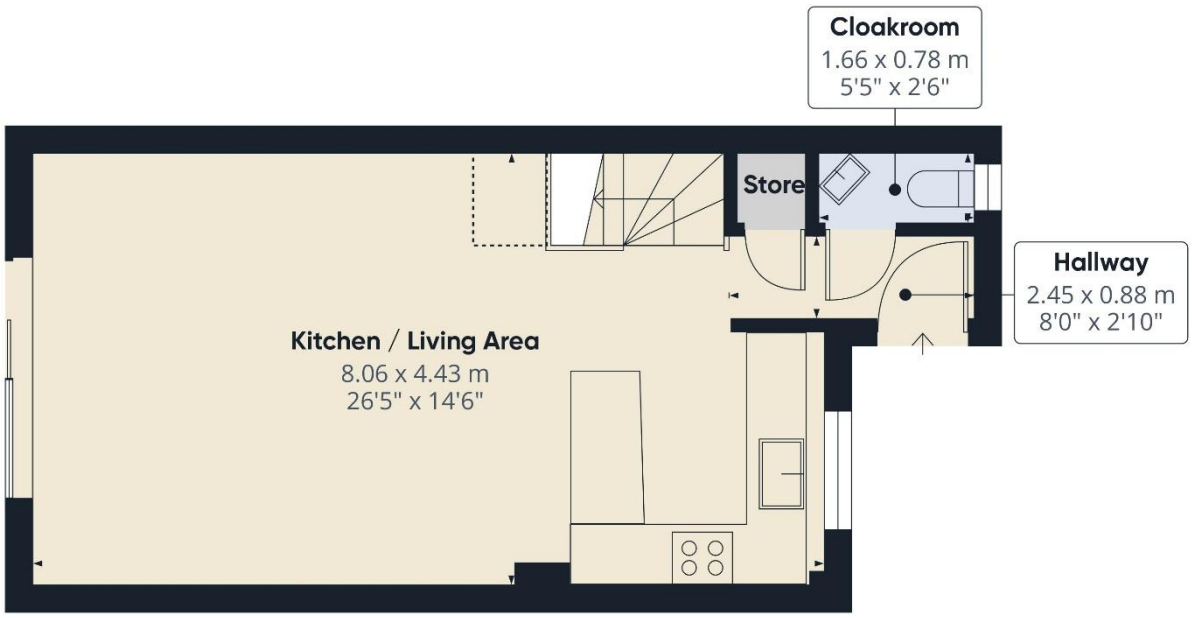
REAR GARDEN
The rear secluded Garden is fully enclosed with panelled fencing and has a gate leading to the driveway. There is a good size patio and a lawn area with several raised Flowerbeds. The is also a Timber Shed which has power and light.

COUNCIL TAX
COUNCIL TAX: Band **'E'** (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.

16/10/2026.



FLOORPLAN



Floor 0

Approximate total area(1)
38.3 m²
412 ft²

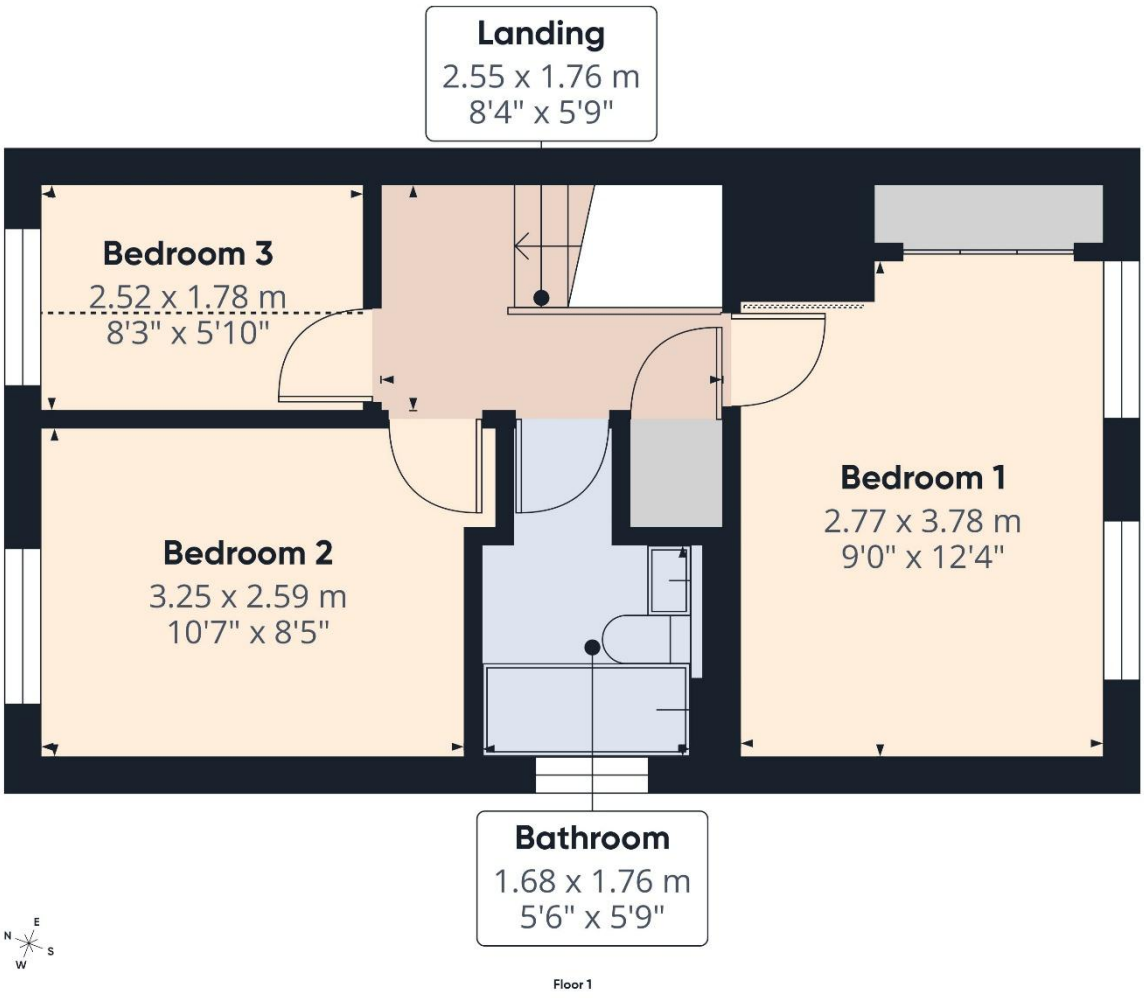
Reduced headroom
0.6 m²
6 ft²

(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.

GIRAFFE360



Floor 1

Approximate total area(1)
31.7 m²
341 ft²

Reduced headroom
2.2 m²
23 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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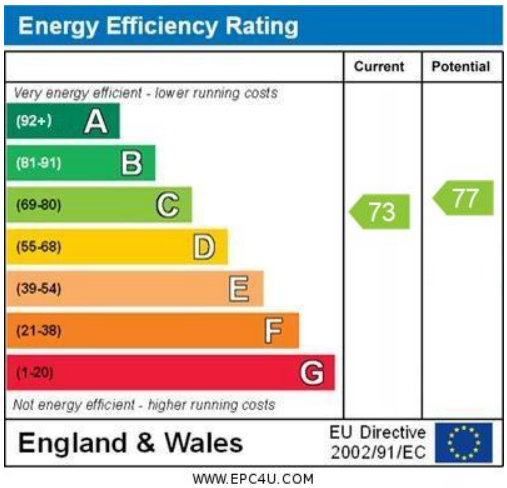
ENERGY PERFORMANCE CERTIFICATE (EPC)



DATA PROTECTION ACT 1998

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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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