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- *A FABULOUS THREE-BEDROOM FAMILY HOME WITH AN OPEN PLAN GROUND FLOOR***
20' 6" x 12' 8" (6.24m x 3.86m) narrowing to 11'1" (3.40m) LOUNGE AREA LEADING TO THE DINING ROOM
KITCHEN/BREAKFAST ROOM 15' 1" x 11' 10" (4.62m x 3.62m) & UTILITY ROOM
REAR FACING MAIN BEDROOM, BEDROOM TWO WITH BUILT IN WARDROBES
GOOD SIZE LEVEL REAR GARDEN WITH PATIO AND COVERED SEATING AREA
***OFF ROAD PARKING FOR TWO VEHICLES - QUIET & CONVENIENT LOCATION! ***

AN IMMACULATELY PRESENTED AND MODERN THREE-BEDROOM FAMILY HOME with 'Open Plan' Ground Floor accommodation. The house has an impressive Kitchen/Breakfast Room full of built in appliances and with access to the rear Garden. The Lounge is front facing with an attractive fireplace and is open plan to the Dining Room. There is also a downstairs Cloakroom. There are three first floor Bedrooms and a modern Bathroom. Outside the level secluded rear Garden has a large Patio and a great size Workshop at the rear of the Garden. To the front of the house there is off road parking for two vehicles.

AN IDEAL FIRST HOUSE - NO MODERNISATION REQUIRED!

Asking Price: 'Offers in the Region of' £525,000 Freehold



DIRECTIONS

From the High Street in Caterham on the Hill proceed straight ahead at the roundabout into Townend, turn left into Banstead Road and then the third turning on the right-hand side into Eldon Road and first right again into Eldon Road, the house is on the right-hand side.

LOCATION

The property is located within half 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 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.

**A GREAT AREA TO LIVE CLOSE
TO TOWN AND OPEN COUNTRYSIDE**

ACCOMMODATION

HALLWAY 16' 7" x 5' 4" (5.08m x 1.65m)

An inviting Hallway with coved ceiling and inset spotlights to the ceiling. Double glazed frosted window to the side, large sunken doormat, return staircase to the first floor with an understairs cupboard with the gas meter and a further cupboard housing the electric fuse box. Wood flooring and a double radiator.

CLOAKROOM

Modern white suite comprising of a vanity wash hand basin with a tiled splashback and a low flush WC. Tiled flooring and inset spotlights, extractor fan and double radiator.

OPEN PLAN LOUNGE/DINING ROOM

20' 6" x 12' 8" (6.24m x 3.86m) narrowing to 11'1" (3.40m)

LOUNGE AREA: Double glazed window to the front, attractive fireplace, wood flooring, TV point, coved ceiling and double radiator. Open plan to:

DINING AREA: Wood flooring, coved ceiling and double radiator, open plan to:

KITCHEN/BREAKFAST ROOM

15' 1" x 11' 10" (4.62m x 3.62m)

Double glazed window to the rear and double glazed french doors to the Rear Garden and Patio Two Skylight windows to the pitched ceiling plus inset spotlights, underfloor heating with thermostat. The Kitchen area has a range of quality built in wall and base units with granite worktops incorporating a stainless steel sink unit with a mixer tap. Built in appliances include a 5 ring Electric Hob with an Extractor Fan above, a double Electric Oven and Grill, Microwave Oven and Dishwasher. Door to Utility Room.

UTILITY ROOM 7' 9" x 4' 10" (2.36m x 1.49m)

Single bowl stainless steel sink unit with a mixer tap and cupboards below, space and plumbing for a washing machine with space for a tumble dryer above. A wall cupboard houses a Worcester Boiler. Tiled surrounds and flooring.

FIRST FLOOR ACCOMMODATION

LANDING 6' 8" x 3' 4" (2.06m x 1.03m)

Coved ceiling, access to the loft.



BEDROOM ONE 11' 2" x 11' 0" (3.42m x 3.36m)

Double glazed window to the rear, coved ceiling and inset spotlights, double radiator.

BEDROOM TWO

10' 2" x 8' 8" to wardrobes

(3.10m x 2.64m to wardrobes)

Double glazed window to the front. Full wall of built in floor to ceiling wardrobes, double radiator.

BEDROOM THREE 6' 4" x 5' 11" (1.93m x 1.81m)

Double glazed window to the front, double radiator.

BATHROOM 7' 8" x 5' 10" (2.35m x 1.78m)

Double glazed frosted window to the rear, modern white suite comprising of a panelled bath with separate taps and a mixer shower fitment with two shower roses, vanity wash hand basin and a low flus WC. Tiled wall surrounds and flooring, wall mounted heated towel rail / radiator.

OUTSIDE

FRONT DRIVEWAY

The driveway has an area of hardstanding, and a shingle laid area for further parking if required. There is gated side access to the rear of the house and rear Garden.

REAR GARDEN

To the rear of the house there is a large paved patio area with a covered seating area to one side. A pathway with lawn to either side leads to the rear of the Garden to the detached Timber Workshop. The Garden is enclosed by panelled fencing to all sides and offers seclusion and privacy.

WORKSHOP 15' 6" x 9' 8" (4.74m x 2.96m)

A timber built pitched roof Workshop with power and light. An ideal storage shed / workshop with potential to create an 'Office from Home' if required.

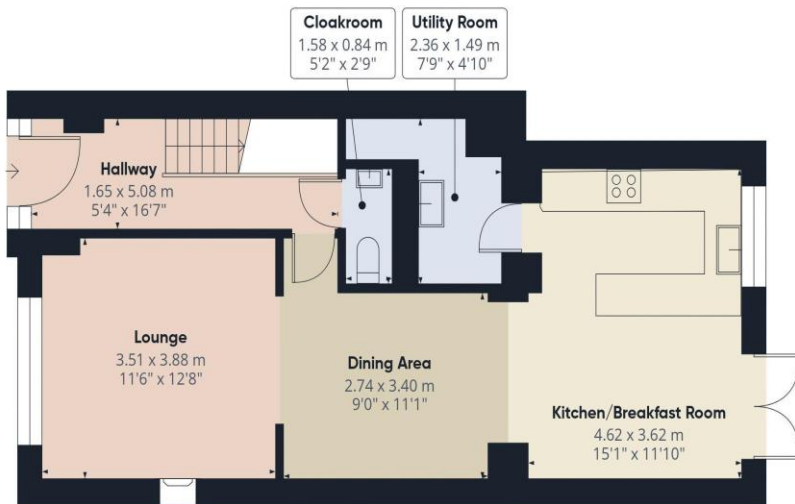
COUNCIL TAX

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>.

11/9/2026



FLOORPLAN



Floor 0 Building 1

Approximate total area⁽⁷⁾86 m²927 ft²

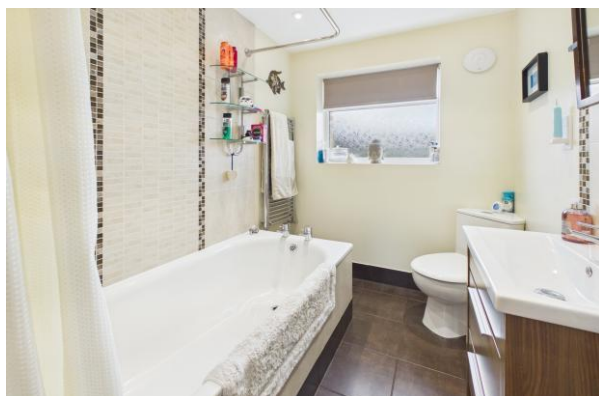
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Floor 1 Building 1





ENERGY PERFORMANCE CERTIFICATE (EPC)

Ordered 11/9/2026

DATA PROTECTION ACT 1998

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