



TWO BEDROOM SECOND FLOOR FLAT WITH GREAT REAR ASPECT VIEWS

***LARGE LOUNGE/DINING ROOM 21'4" x 10'6" (6.51mxX 3.21m) * *DOUBLE GLAZED THROUGHOUT* *
MODERN WHITE KITCHEN AND BATHROOM* *BUILT IN WARDROBES IN BOTH BEDROOMS*
*TWO ALLOCATED PARKING SPACES***

A STUNNING TWO BEDROOM SECOND FLOOR FLAT with 'West Facing' views to the rear aspect. The flat has a large Lounge/Dining Room with a separate Kitchen, two good sized Bedrooms and a modern white Bathroom. There are two allocated Parking Spaces that come with the property and attractive well-tended Communal Gardens. It is ideally located for Caterham town centre and railway station which is approximately half a mile from the property. **A GREAT FIRST TIME PURCHASE!**

**Kearton Place, 169 Croydon Road, Caterham, Surrey CR3 6PU Asking
Price: £265,000 Leasehold**



LOUNGE/DINING ROOM

21' 4" x 10' 6" (6.50m x 3.20m)

Double glazed square bay window with views to the rear, coved ceiling, TV point and two electric storage heaters, archway to the Kitchen.

KITCHEN 9' 0" x 6' 5" (2.74m x 1.95m)

Modern white kitchen with a range of wall and base units with matching worktops, single bowl stainless steel sink unit with a mixer tap and cupboards below. Built-in electric oven/grill with a four ring electric hob with an extractor fan above, space for a fridge/freezer and space and plumbing for a washing machine, coved ceiling and tiled surrounds.

BEDROOM ONE 8' 8" x 9' 11" *plus door recess* (2.64m x 3.02m *plus door recess*)

Double glazed window to the side, large built-in double wardrobe with sliding mirror fronted doors, wall mounted electric heater.

BEDROOM TWO 8' 8" x 7' 5" (2.64m x 2.26m)

Double glazed window to the rear, double wardrobe with sliding mirror fronted doors, electric heater.

BATHROOM 6' 6" x 5' 5" (1.98m x 1.65m)

Modern white suite with tiled surrounds, comprising of a panelled bath with a mixer tap and shower attachment, pedestal wash hand basin with a wall mounted fitted mirror above and cabinet and a low flush WC. Wall mounted electric fan heater, wood effect flooring and extractor fan.

OUTSIDE

COMMUNAL GARDENS

Extensive Communal Gardens to the front and rear with large lawn areas to either side of a driveway leading to the Residents Parking Area. There are some flowerbeds and established borders to both sides of the Gardens and attractive Westerly Views to the rear aspect.



DIRECTIONS

From Caterham Town Centre proceed along Croydon Road, proceed for approximately half a mile, Kearton Place is on the left hand side.

LOCATION

Ideally located for Caterham town centre and railway station which is approximately half a mile from the property. Caterham railway station has a regular service into either London Bridge or Croydon, so ideal for the commuter. The M25 motorway can be accessed at nearby Godstone, junction 6.

The Town Centre has a great selection of local and high street shops which includes four supermarkets and Caterham Railway Station. The car commuter can access the M25 at nearby Godstone, junction 6.

The area has a good selection of Infant & Junior Schools in the Valley and in Caterham on the Hill, a secondary school at De Stafford in Burntwood Lane and a selection of private schools which includes Caterham School in Harestone Valley Road.

Caterham also has plenty of recreational facilities which includes Manor Park, White Knobs Park, De Stafford Sports Centre, Surrey National Golf Club in Chaldon and many fine countryside walks in the surrounding greenbelt countryside and woodland.

**A GREAT LOCATION FOR
TOWN & COUNTRY LOVERS!**

ACCOMMODATION

COMMUNAL HALLWAY

Carpeted Communal Hallway accessed via a Security Entryphone System with a return staircase to the second floor landing, go through the door of the right to reach the front door of the flat.

ENTRANCE HALLWAY 11' 9" x 3' 4" (3.58m x 1.02m)

L-shaped hall with a recessed storage area with shelves, built-in Airing Cupboard with a hot water tank and shelf, electric storage heater.

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RESIDENTS PARKING

To the rear of the Development there is a large area providing Residents Parking. The Flat has two Allocated Parking Spaces. There are also Visitor Bays available withing the Parking Area, conditions do apply.

LEASEHOLD INFORMATION & COUNCIL TAX

LEASE TERM: 125 years from 1/1/1995

MAINTENANCE/SERVICE CHARGE: £1,914.91 pa

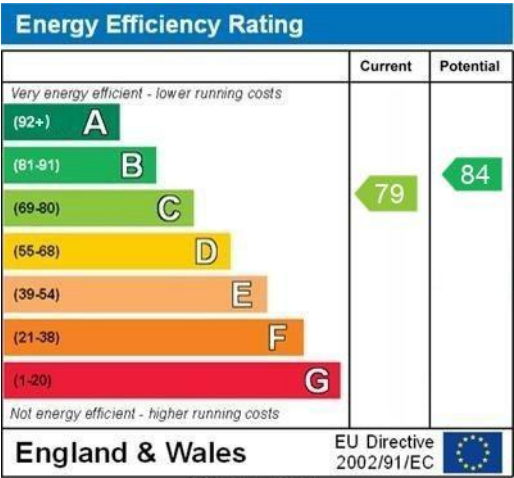
GROUND RENT: £50.00 pa.

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>.

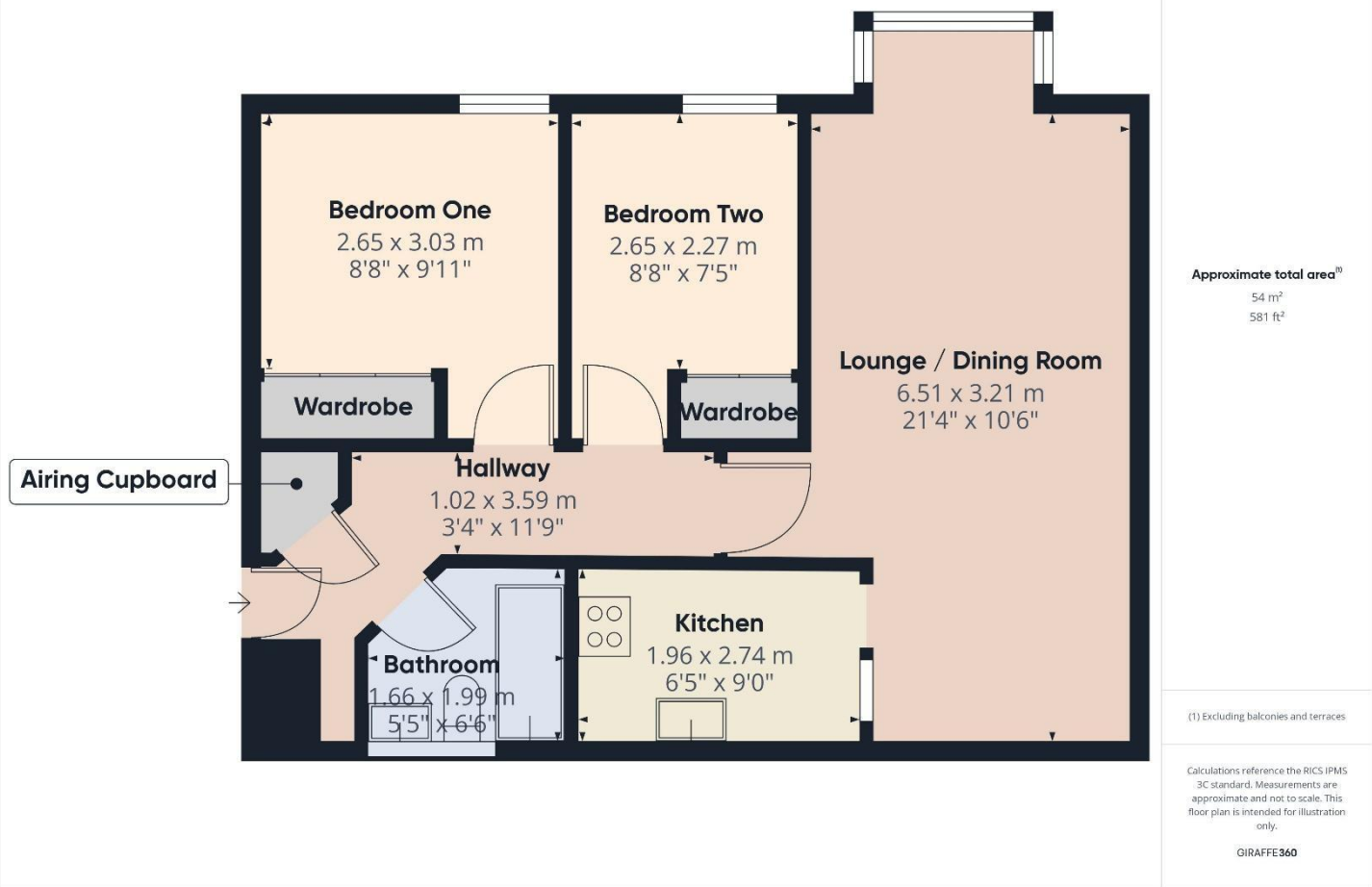
23/10/2025



ENERGY PERFORMANCE CERTIFICATE (EPC)



FLOORPLAN





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.

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