



- *A THREE DOUBLE BEDROOM FAMILY HOME*
- *FRONT FACING LOUNGE OPEN PLAN TO A DINING ROOM*
- *USEFUL WALK-IN STORAGE ROOM ADJACENT TO A GROUND FLOOR BATHROOM*
- *DOUBLE GLAZED AND GAS CENTRAL HEATING*
- *LARGE INTEGRAL GARAGE & DRIVEWAY*
- * LEVEL WEST FACING GARDEN*
- *DESIRABLE AND CONVENIENT LOCATION FOR ALL ! *

A LARGE THREE BEDROOM SEMI DETACHED HOUSE located in a popular cul-de-sac with versatile accommodation and potential to extend into the eaves over the Garage, subject to planning permission, or to create further accommodation within the current floor space which includes a **29' 7" x 14' 0" (9.01m x 4.26m)** Garage! The property does require **MODERNISATION** and offers scope to create an impressive family home. **A QUIET LOCATION ON THE BORDERS OF OLD COULSDON AND KENLEY, NO ONWARD HOUSE CHAIN!**

Ninehams Close, Caterham, Surrey CR3 5LQ
Asking Price: £500,000 Freehold



DIRECTIONS

From Caterham on the Hill High Street proceed straight on at the roundabout into Townend and continue into Buxton Lane, at the next roundabout turn left into Ninehams Road. Take the first right into Ninehams Close, the house is on the left hand-side.

LOCATION

The house is located within approximately a mile from local shopping facilities in Caterham-on-the-Hill and amenities including a Doctors' Surgery, Dentists and a Sports Centre in Burntwood Lane.

The area also has a good selection of schools for all age groups in the public and private sectors and commuter has a choice of railway stations in Caterham and nearby Whyteleafe with services into Central London. The M25 can be accessed at Godstone junction 6 which is approximately 3 miles away.

Caterham is also close to greenbelt countryside in the adjacent village of Chaldon where you can find countryside walks and the Surrey National Golf Course. Access to the North Downs, Coulsdon Common and Kenley Common are also within easy reach as well as Kenley Aerodrome (gliders only) where there is excellent level walks around the Airfield.

A GREAT LOCATION FOR BOTH THE TOWN AND SURROUNDING COUNTRYSIDE!

ACCOMMODATION

ENCLOSED PORCH

Enclosed with a sliding access door, double glazed frosted door to the Hallway and three windows to the front.

HALLWAY 16' 0" x 7' 2" (4.87m x 2.18m) *Maximum*

An L-shaped Hallway with a picture rail surround and double radiator. Understairs cupboard housing an electric meter, fuse box and gas meter.

BATHROOM 7' 8" x 5' 5" (2.34m x 1.65m)

Double glazed frosted window to the front, coloured suite comprising of a panelled bath with a mixer tap and a wall mounted electric shower fitment, vanity wash hand basin and a low flush WC. Tiled surrounds and a heated towel rail.

WALK-IN STORAGE ROOM

8' 0" x 7' 0" (2.44m x 2.13m)

Picture rail surround, an ideal Storage Room.

LOUNGE 14' 8" x 10' 9" (4.47m x 3.27m)

Double glazed bay window to the front, picture rail surround, brick fireplace with a fitted gas fire (not tested), double radiator, open plan to:

DINING ROOM 11' 9" x 10' 10" (3.58m x 3.30m)

Double glazed sliding patio door to the rear Garden, coved ceiling, picture rail surround, serving hatch to Kitchen, double radiator.

KITCHEN 12' 10" x 8' 8" (3.91m x 2.64m)

Double glazed window to the rear, range of wall and base units with matching worktops and a single bowl stainless steel sink unit with a mixer tap and double drainer, space and plumbing for a washing machine, space for a cooker with a gas point, tiled surrounds, door to the Integral Garage.

FIRST FLOOR ACCOMMODATION

LANDING 16' 6" x 5' 3" (5.03m x 1.60m)

Double glazed window to the front, picture rail surround and radiator.

BEDROOM ONE 13' 0" x 9' 7" (3.96m x 2.92m)

Double glazed window to the front, two built in double wardrobes, picture rail surround and radiator.

BEDROOM TWO 11' 10" x 9' 4" (3.60m x 2.84m)

Double glazed window to the rear, two built in double wardrobes, radiator.



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BEDROOM THREE 10' 10" x 8' 1" (3.30m x 2.46m)

Double glazed window to the rear, restrictive height to one side of the room into the eaves. Wall mounted gas central heating boiler, radiator, door to:

EAVES STORAGE ROOM

8' 11" x 7' 8" (2.72m x 2.34m)

This room has restricted height into the eaves, hot water tank, an ideal storage room.

CLOAKROOM 4' 7" x 3' 7" (1.40m x 1.09m)

Double glazed frosted window to front, low flush WC and wash hand basin, half tiled walls.

OUTSIDE

LARGE INTEGRAL GARAGE

29' 7" x 14' 0" (9.01m x 4.26m)

A large Garage with two double glazed windows overlooking the rear Garden, double glazed door to the rear Garden. There is an up and over door and a separate door to the front driveway. The Garage has power and light and is approached via a Driveway offering off road parking.

FRONT GARDEN

The front Garden has a path leading to the Entrance Porch and front door and two large flowerbeds to either side of the path.

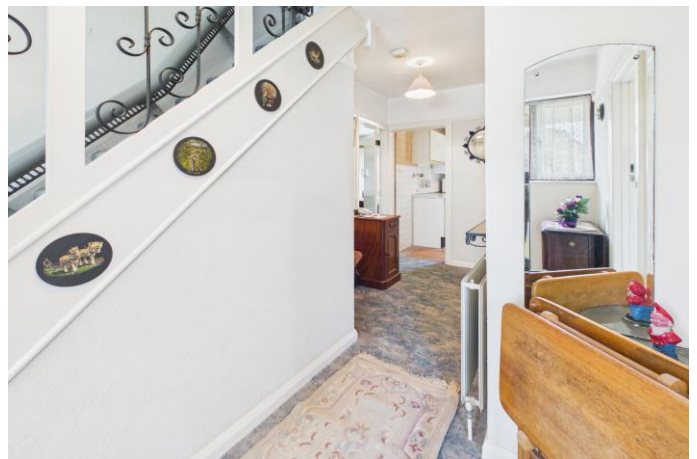
REAR GARDEN

Great sized rear Garden with a patio and a large level lawn area. A path leads to a Timber Shed. There is a concrete base with low walls which used to be the base for a Greenhouse.

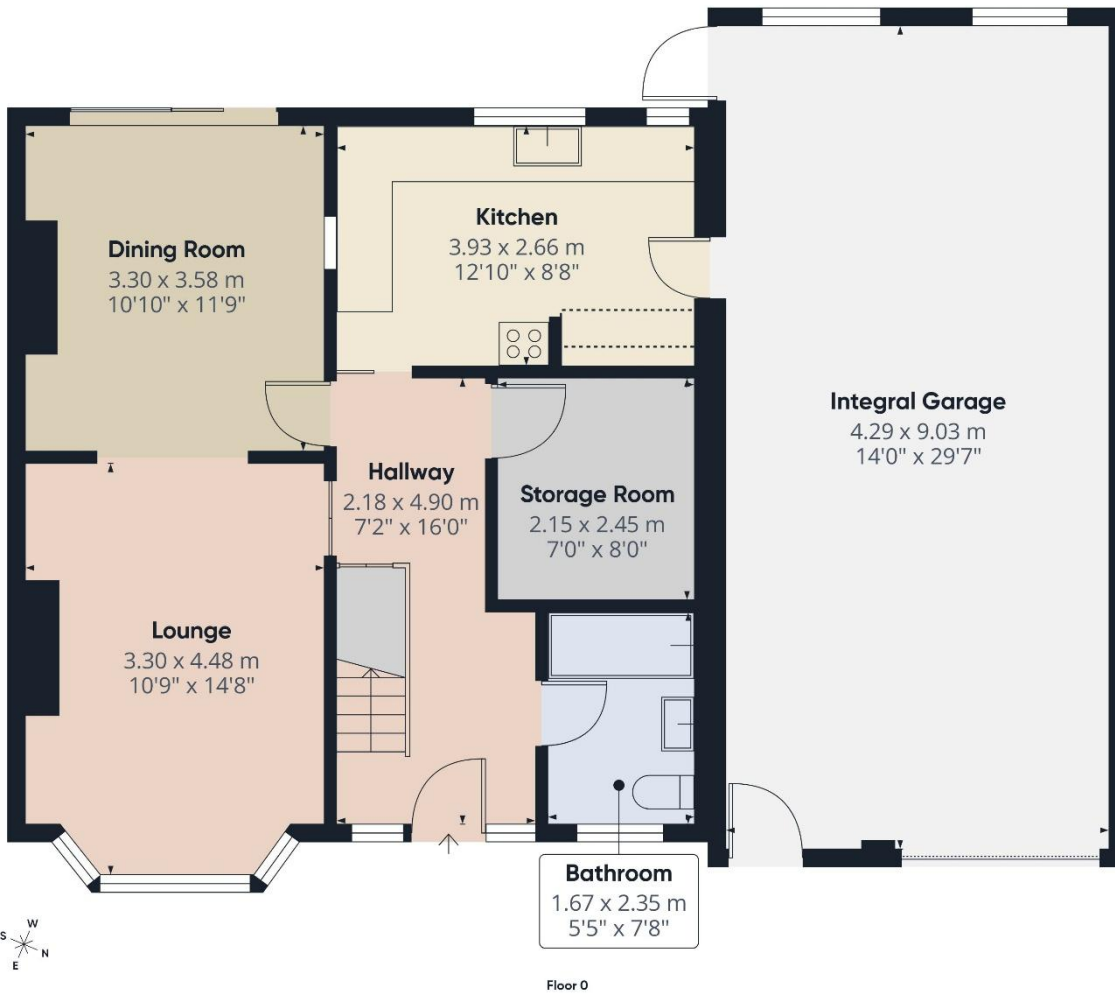
COUNCIL TAX

The current Council Tax Band is 'E', 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>.

2/6/2026



FLOORPLAN



Approximate total area⁽¹⁾

93.1 m²
1003 ft²

Reduced headroom

0.5 m²
6 ft²

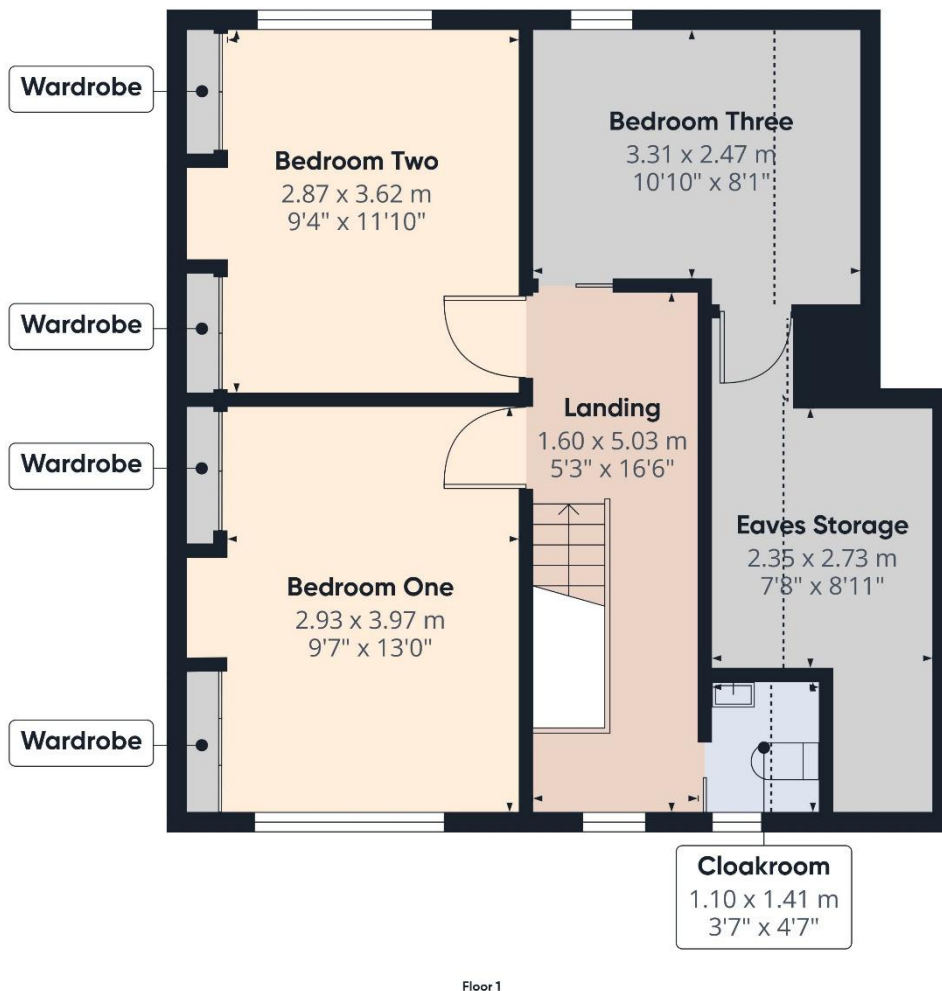
(1) Excluding balconies and terraces

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.

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Approximate total area⁽¹⁾

50.8 m²
545 ft²

Reduced headroom

8.5 m²
92 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)

Ordered 2//6/2026

DATA PROTECTION ACT 1998

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