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





LIVING ROOM 14' 3" x 15' 3" (4.35m x 4.65m) WITH WOOD BURNING STOVE FIREPLACE
SEPARATE DINING ROOM 11' 0" x 12' 0" (3.37m x 3.68m)
MODERN FITTED KITCHEN 11' 2" x 11' 6" (3.41m x 3.52m)**BEDROOM ONE WITH ENSUITE SHOWER ROOM
LARGE DETACHED GARAGE AND DRIVEWAY WITH AMPLE OFF ROAD PARKING
FABULOUS SOUTH FACING GARDENS AND PATIO - SECLUDED AND PRIVATE

A UNIQUE DETACHED THREE-BEDROOM BUNGALOW set within a level South Facing plot of around a THIRD OF AN ACRE The property is located in a popular residential road in Semi-Rural Chaldon. There is a large and inviting Reception Hallway with a separate Living Room and Dining Room, a modern fitted Kitchen and Ensuite Shower Room plus a large Bathroom. Outside there is a long wide Driveway leading to a Double Detached Garage with a 'Home Office' at the rear. The Gardens are secluded from all aspects with a large Patio, Fishpond and a covered seating area. A PROPERTY WITH CHARACTER AND CHARM, NO ONWARD CHAIN!

Heathway, Chaldon, Surrey CR3 5DN
Asking Price: £750,000 Freehold

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DIRECTIONS
From Chaldon Road in Caterham, proceed straight over the mini roundabout at the junction of Coulsdon Road, take the third turning on the left into Roffes Lane and then the second right into Heathway, the property is on the left-hand side.

LOCATION
Chaldon is in a delightful semi rural area within easy reach of town and surrounding greenbelt countryside.

The commuter has a choice of railway stations at Caterham (with services into Croydon & London) and Merstham which also has a service to Gatwick and Brighton on the South Coast. The car commuter is within easy reach of the M25 motorway which is accessible from Godstone (junction 6) or Hooley via the M23 (junction 7).

Local shopping facilities can be found in Caterham which has a choice of five Supermarkets and many other High Street shops. Chaldon is on the edge of greenbelt countryside with many fine walks over the North Downs. Chaldon also has an historic Church, located along Ditches Lane via Church Road, dating back to the 11th Century. Along Rook Lane there is the Surrey National Golf Course with Driving Range for golfers and has an impressive Club House with views over the course.

A GREAT LOCATION FOR
TOWN AND COUNTRY LOVERS!

ACCOMMODATION

FULLY ENCLOSED PORCH
3' 10" x 9' 10" (1.18m x 3.02m)
Double glazed floor to ceiling windows to either side of a double glazed front door. Wall mounted electric heater, tiled flooring and a set of double doors leading to:

RECEPTION HALLWAY
14' 4" x 13' 5" (4.39m x 4.09m)
An inviting and spacious Reception Hallway with large double glazing sliding patio doors leading to the rear patio and South Facing Garden. Useful built in storage cupboard with shelving, double size Airing Cupboard housing a hot water tank with slatted shelving and a 'Gloworm' gas central heating boiler. Inset spotlighting to the ceiling and two double radiators.

LIVING ROOM *14' 3" x 15' 3" (4.35m x 4.65m)*
A great size room with a wide double glazed bay window to the front with display shelf and two double glazed windows to either side of the room. Attractive fireplace with a wood burning stove, TV point and two double radiators.

DINING ROOM *11' 0" x 12' 0" (3.37m x 3.68m)*
Large double glazed window to the rear Garden, door to the Kitchen, coved ceiling and dado rail surround, double radiator.

KITCHEN *11' 2" x 11' 6" (3.41m x 3.52m)*
A modern fitted Kitchen with a double glazed bay window to the rear with display shelf, door to the Garden and a skylight window to the ceiling with beams and inset spotlighting. There is a range of wall and base units with an integral one and a half bowl **'FRANKE'** sink unit with a mixer tap and waste disposal, granite worktops and splashbacks throughout. Built in **NEFF** five ring gas hob with an extractor fan above, two electric **SIEMENS** ovens and a grill, built in **SIEMENS** dishwasher and a large **BOSCH** fridge with an integral freezer compartment. Coved ceiling with tiled surrounds and flooring, double radiator.

BEDROOM ONE *12' 4" x 11' 5" (3.77m x 3.50m)*
Large double glazed window to the rear Garden, inset spotlighting to the ceiling, dado rail surround with wood panelling below, useful built in store cupboard, double radiator, door to:



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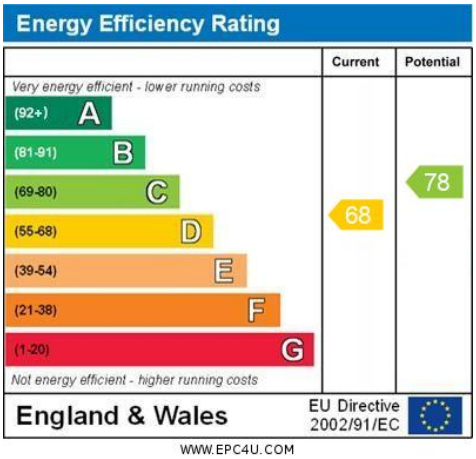
ENSUITE SHOWER ROOM
5' 3" x 5' 9" (1.60m x 1.78m)
Double glazed skylight window. White suite comprising of a corner shower cubicle with a MIRA electric shower fitment, pedestal wash hand basin and a low flush WC. Tiled surrounds, extractor fan and double radiator.

BEDROOM TWO *10' 5" x 13' 0" (3.19m x 3.96m)*
Double glazed bay window to the front with a display shelf, inset spotlighting to the ceiling, wall of built in sliding door mirror front wardrobes, double radiator.

BEDROOM THREE *8' 3" x 9' 3" (2.54m x 2.84m)*
Double glazed window to the side, access to a loft for storage, radiator.

BATHROOM *11' 1" x 5' 10" (3.39m x 1.79m)*
Double glazed frosted window to the side and skylight window to the roof line. Modern white suite comprising of a panelled bath with a mixer tap shower attachment, vanity wash hand basin, shaver point and low flush WC. Tiled walled surrounds and flooring, double radiator. Loft access to the cold-water tank.

ENERGY PERFORMANCE CERTIFICATE (EPC)



WWW.EPC4U.COM











FLOORPLAN


Ensuite Shower Room
1.60 x 1.78 m
5'3" x 5'9"
Bedroom 1
3.77 x 3.50 m
12'4" x 11'5"
Bathroom
3.39 x 1.79 m
11'1" x 5'10"
Kitchen
3.41 x 3.52 m
11'2" x 11'6"
Dining Room
3.37 x 3.68 m
11'0" x 12'0"
Reception Hallway
4.39 x 4.09 m
14'4" x 13'5"
Cup'd
Bedroom 3
2.54 x 2.84 m
8'3" x 9'3"
Store
Wardrobes
Porch
1.18 x 3.02 m
3'10" x 9'10"
Bedroom 2
3.19 x 3.96 m
10'5" x 13'0"
AC
Living Room
4.35 x 4.65 m
14'3" x 15'3"
S
E
W
N
Approximate total area(1)
115 m²
1239 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.
GIRAFFE360


BEDROOM ONE


ENSUITE SHOWER


BEDROOM TWO


BEDROOM THREE


BATHROOM


BATHROOM


REAR PATIO & GARDEN


REAR GARDEN


WOODLAND GARDEN


REAR PATIO & POND


FRONT GARDEN & DRIVEWAY


FRONT GARDEN

OUTSIDE

FRONT GARDEN
There is a paved path leading to the front door with two wide lawn areas to either side with established flower bed borders. To the right hand side of the Bungalow there is a wide driveway leading to the Double Garage.

DOUBLE DETACHED GARAGE
A large Double Garage with an electric up and over door and a separate fuse box. The Garage has a Workshop area to the rear with power and light and a double-glazed door to the Rear Garden. At the rear of the Garage there is a 'Home Office' Room with power and light, good storage and a wall mounted electric heater plus a rear window.

REAR GARDEN
A large South Facing level rear Garden with established tree lined and herbaceous wide borders with mature bushes. There is a large fruit tree in the lawn and a Vegetable Garden behind the Garage. To the rear of the Garden there is a 'Woodland Area' with mature trees providing seclusion from the rear.

SUNKEN FISHPOND
There is an 'Oval' shaped sunken Fishpond set with the rear patio. The pond has a Pump with a built in Filter. The pond has a stock of fish which will remain.

COUNCIL TAX
Band 'F' (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.

4/9/2026.

DATA PROTECTION ACT 1998

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