



***A TWO DOUBLE BEDROOM TOP FLOOR APARTMENT* *OPEN PLAN LIVING ROOM TO KITCHEN WITH BUILT-IN APPLIANCES* *BEDROOM ONE 14' 3" x 12' 6" (4.34m x 3.81m)*
 *BEDROOM TWO 13' 10" x 11' 0" PLUS WINDOW RECESS (4.22m x 3.35m) * *HIGH CEILINGS & GAS FIRED CENTRAL HEATING* *ONE ALLOCATED PARKING SPACE AND LARGE COMMUNAL SECLUDED GARDENS***

A TOP FLOOR TWO DOUBLE BEDROOM CONVERSION APARTMENT SET WITHIN AN IMPRESSIVE PERIOD DETACHED PROPERTY in Caterham Valley. Approximately half a mile from Caterham Town Centre and Railway Station. There are large Communal Gardens to the front of the house with tree lined surrounds providing seclusion and privacy from the road. The flat has an Open-Plan Living Room to Kitchen Area, a large Bathroom with an additional Cloakroom and two large Double Bedrooms with built in wardrobes.
A UNIQUE APARTMENT SET WITHIN BEAUTIFUL GARDENS, NO ONWARD CHAIN!

The Chestnuts, 66 Harestone Valley Road, Caterham, Surrey CR3 6HE
Asking Price: £270,000 Leasehold with a Share of Freehold



DIRECTIONS

From Caterham Valley Town Centre, proceed along Harestone Valley Road, at the mini roundabout take the third exit continuing along Harestone Valley Road. The driveway to 'The Chestnuts' is on the right hand side with Residents Parking Bays on the right, bear right into a further parking area / driveway to the side aspect of the house.

LOCATION

The property is located approximately half a mile from Caterham Valley town centre and Railway Station which has a regular service into Croydon and Central London. The town centre has a good selection of local and high street shops that includes two Supermarkets, Morrisons and Waitrose. Caterham School (private) caters for children from 3 - 18 years and is approximately half a mile along Harestone Valley Road, an excellent school with a good reputation.

Caterham is also a great spot to live to access the M25 at nearby Godstone. On the edge of greenbelt countryside and protective woodland with many fine walks and views, the area has a great countryside feel as well as being close to the town centre with shopping facilities and amenities.

**A HIGHLY DESIRABLE LOCATION FOR
TOWN AND COUNTRY LOVERS!**

ACCOMMODATION

COMMUNAL HALLWAY

Large hallway with a carpeted wide return staircase to the top floor landing, high ceilings and large windows.

LIVING ROOM 16' 6" x 9' 3" (5.03m x 2.82m)

Frosted window providing light from the communal hallway, cupboard with electric fusebox, telephone point, TV point, electric radiator / heater.

CLOAKROOM

Via several steps from the Living Room. Frosted window and a white low flush WC.

KITCHEN 10' 4" x 5' 7" (3.15m x 1.7m)

Open plan from Living Room. Window to side, range of newly fitted wall and base units with complementary work tops, circular single bowl sink unit with a mixer tap and cupboard under. Integral appliances include an electric oven, fridge / freezer, washing machine and extractor fan, tiled surrounds, door to the bathroom.

BATHROOM 10' 3" x 4' 11" (3.12m x 1.5m)

Frosted window to rear, brand new white suite comprising of a panelled bath with shower fitment and screen, large wall mounted stylish wash hand basin and low flush WC. Quality tiled surrounds and flooring. Electric heated chrome ladder style towel rail.

BEDROOM 1 14' 3" x 12' 6" (4.34m x 3.81m)

Large window to front, access to a loft, walk in wardrobe (5'9 x 4'8) in the eaves, radiator.

BEDROOM 2 13' 10" x 11' 0" *PLUS WINDOW RECESS* (4.22m x 3.35m)

Window to front aspect, two doors to a walk in wardrobe (7'9 x 3'9) in the eaves. Radiator.

OUTSIDE

RESIDENTS OFF ROAD PARKING

One allocated off road parking space.

GARDENS

Large communal gardens, private and screened from the road. Mainly laid to lawn with tree and hedgerow borders.

LEASEHOLD INFORMATION & COUNCIL TAX

LEASE TERM: 999 Years from 25/2/1967 **with a Share of Freehold**

MAINTENANCE/SERVICE CHARGE: £292.68 pcm

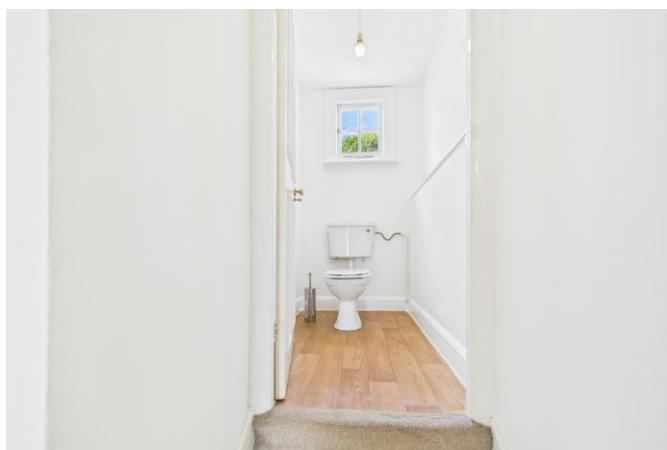
GROUND RENT: NIL



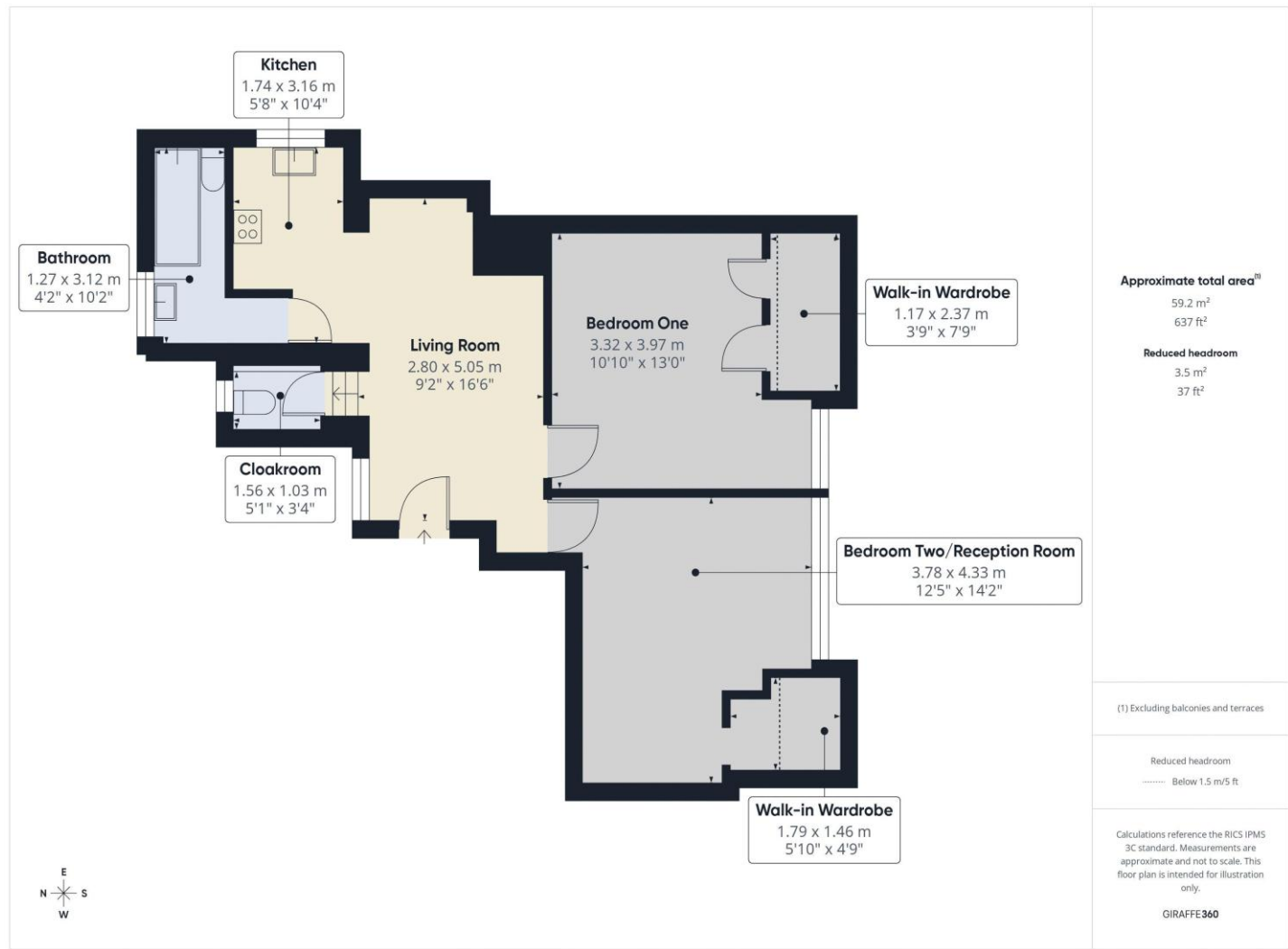
COUNCIL TAX

The current Council Tax Band is '**C**', 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>.

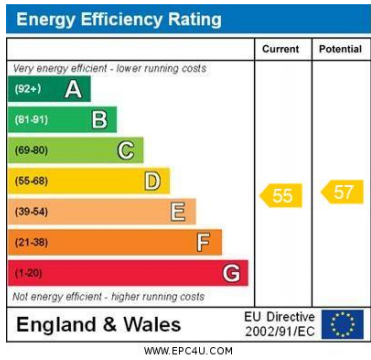
19/5/2026



FLOORPLAN



ENERGY PERFORMANCE CERTIFICATE (EPC)



DATA PROTECTION ACT 1998

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