



**AN EARLY 1900's BUILT DETACHED HOUSE OFFERING ADAPTABLE
ACCOMMODATION ARRANGED OVER THREE FLOORS**

25 CROMWELL ROAD CATERHAM SURREY CR3 5JE



PRICE £ 295,000 FREEHOLD

Situated in a non-through road which leads to Coulsdon Common the property is conveniently placed only a short walk from local shops, Tesco store, buses etc. The area offers a wide selection of schools and recreational facilities together with large areas of green belt land including Happy Valley and Farthing Downs. Caterham town, offering comprehensive facilities, station etc., and Caterham-on-the Hill are easily accessible as is the M23/25 motorways.

25 CROMWELL ROAD, CATERHAM

This **INDIVIDUAL DETACHED HOUSE** was built in 1905 and offers **ADAPTABLE ACCOMMODATION** ARRANGED OVER THREE FLOORS and ENJOYS FINE VIEWS to the rear of the property. Features include * 3 BEDROOMS * BATHROOM with SEPARATE WC * CLOAKROOM * 2 RECEPTION ROOMS * STUDY * EXCELLENT KITCHEN and BREAKFAST ROOM * SECLUDED REAR GARDEN * DRIVEWAY at FRONT OF HOUSE and ADDITIONAL DRIVEWAY to SIDE OF HOUSE PROVIDING PARKING FOR SEVERAL CARS * USEFUL CELLAR. The house also benefits from GAS CENTRAL HEATING, REPLACEMENT DOUBLE GLAZED WINDOWS and RE-SLATED ROOF.

THE ACCOMMODATION briefly comprises with following (all dimensions approximate) –

FIRST FLOOR

BEDROOM 1: about 12' x 11' with fitted wardrobe and storage cupboards with shelves and drawers, radiator.

BEDROOM: 2 about 12' x 11'2 with fitted wardrobe and storage cupboards, radiator.

BEDROOM 3: about 7' x 5'5 with radiator.

BATHROOM: about 8'5 x 6'10 with white suite comprising panelled bath with mixer tap, independent shower, fitted shower screen, low suite WC, pedestal wash basin, complementary part tiled walls, radiator, airing cupboard with factory lagged hot water tank and immersion heater.

SEPARATE WC: with low suite WC.

LANDING: with trap and ladder access to part boarded loft. Stairs to –

GROUND FLOOR

ENCLOSED ENTRANCE PORCH:

ENTRANCE HALL: with radiator, telephone point, stairs to lower ground floor, and stairs to first floor.



FRONT RECEPTION ROOM: about 14'1 into bay x 12'2 max with radiator, dado rail.



REAR RECEPTION ROOM: about 12'6 max x 11'1 max with radiator, dado rail, coving, TV point, sliding doors to BALCONY with stairs to garden, offering wide views over surrounding area, wide archway opening to –

STUDY: about 8'7 x 7' with dado rail and outlook over rear garden.

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LOWER FLOOR



BREAKFAST ROOM: 14'6 x 11'4 with radiator, ceramic tiled floor, ornamental fireplace, beamed ceiling, coat cupboard with meters and wide archway to kitchen. WALK-IN UTILITY CUPBOARD with about one year old 'Bosch Worcester' boiler, plumbing for washing machine.



EXCELLENT KITCHEN: about 14'9 x 9' being double aspect with good range of 'Kitchen Italia' fitted units including base units with cupboards and drawers, inset stainless steel circular sink unit with mixer tap, work surfaces and breakfast bar, 'Creda' electric hob, 'Stoves' split level oven, extractor hood, pull out larder unit, wine rack, part tiled walls, ceramic tiled floor, beamed ceiling, space and plumbing for dishwasher, double glazed sliding doors to rear garden.

OUTSIDE

FRONT GARDEN: planned with drive and parking for 2/3 cars.

DRIVEWAY: to side providing parking for 3 cars and leading to –



SECLUDED REAR GARDEN: extending to over 50' with patio area adjacent to house, screening hedges, flower beds and borders, ornamental pond, bushes, shrubs, further patio at the rear. Water tap.

CELLAR (accessed via side of house): with light - providing useful additional storage space.

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LOCAL AUTHORITY: Tandridge Council - Tax Band 'E'

