

**\*ORIGINALLY CONVERTED IN 1947, THREE GENEROUS BEDROOMS\***

**\*14' 4" x 14' 5" (4.37m x 4.39m) LIVING ROOM\* \*MODERN KITCHEN WITH GLOSS GREY UNITS\***

**\*14' 3" x 12' 9" (4.34m x 3.88m) MASTER BEDROOM\***

**\*15' 9" x 10' 7" (4.80m x 3.22m) BEDROOM TWO\* \*AMPLE RESIDENT PARKING\***

An impressive **THREE BEDROOM** first floor flat set within a large 1880's built detached property located in the Harestone area of Caterham Valley. A great location for a commuter as the Town Centre and Railway Station is approximately a level half a mile away. An immaculately presented and modern flat with large Communal Gardens, we would recommend a viewing to fully appreciate the property and location!

**Flat Harestone House, 76 Harestone Valley Road, Caterham, Surrey CR3 6HE**  
**'OFFERS IN EXCESS OF' £400,000 LEASEHOLD with a SHARE OF FREEHOLD**



**KITCHEN / BREAKFAST ROOM**

### DIRECTIONS

From Caterham Valley town centre proceed along Harestone Valley Road, at the roundabout take the second exit continuing along Harestone Valley Road, the driveway to Harestone House is approximately half a mile on the right hand side. Following the driveway up to the house where there is a parking area for residents. The Communal Entrance to the house for the flat is at the rear of the property.

### LOCATION

The property is located approximately half a mile of Caterham Valley town centre and Railway Station which has a regular service into London Bridge and Victoria.

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 !**

### FURTHER BENEFITS

The flat also has gas central heating via a combination boiler (installed September 2019) and double glazed windows (installed 2006 / 2007) and has been refurbished by the current vendor. The flat has also been rewired and is tastefully decorated throughout.

### ENTRANCE HALLWAY 22' 6" x 4' 6" (6.85m x 1.37m)

A large hallway with inset spotlights to the ceiling. There is a high level storage cupboard and a double radiator.

### LIVING ROOM 14' 4" x 14' 5" (4.37m x 4.39m)

Large double glazed windows overlooking the front secluded communal gardens, coved ceiling with a picture rail surround, attractive fireplace, TV point and double radiator.

### KITCHEN / BREAKFAST ROOM 11' 3" x 9' 1" (3.43m x 2.77m)

Double glazed window to side, inset spotlights to the ceiling, a 'Howdens' fitted kitchen with gloss grey units and matching worktops. Built in electric 'Hotpoint' oven and grill and an electric 'Induction' hob with an extractor fan above. Built in 'Hotpoint' dishwasher and Hoover washer / dryer. Single bowl sink unit with a mixer tap and cupboards under, a wall mounted Worcester gas fired combination boiler is set within a wall unit, period fireplace and radiator. There is ample space for a kitchen table.

### MASTER BEDROOM 14' 3" x 12' 9" (4.34m x 3.88m)

Double glazed window to front, coved ceiling, period style fireplace with decorative tiled inserts and a marble surround. TV point and double radiator.

### BEDROOM TWO 15' 9" x 10' 7" (4.80m x 3.22m)

Double glazed window to side and rear, period style fireplace, double radiator.

### BEDROOM THREE 11' 5" x 7' 4" (3.48m x 2.23m) into recess, max.

Double glazed window to side. radiator.

### BATHROOM 11' 9" x 4' 9" (3.58m x 1.45m) max

Double glazed frosted window to side, inset spotlights to ceiling, white modern suite comprising of a panelled bath with a mixer tap shower fitment, vanity wash hand basin with a tiled splashback and a low flush WC. Heated ladder style towel rail/radiator,



**LIVING ROOM**

storage cupboard and extractor fan.

## OUTSIDE

### RESIDENTS PARKING

Beside the property there are unallocated parking bays for Residents Parking including three visitor bays.

### COMMUNAL GARDENS

Extensive Communal Gardens to the front and rear of the property. They are mainly laid to lawn with established tree lined borders.

### LEASEHOLD INFORMATION

**LEASE TERM:** 999 years from 1/1/2014 with a Share of Freehold.

**MAINTENANCE/SERVICE CHARGE:** £1995.00 pa inclusive of Building Insurance

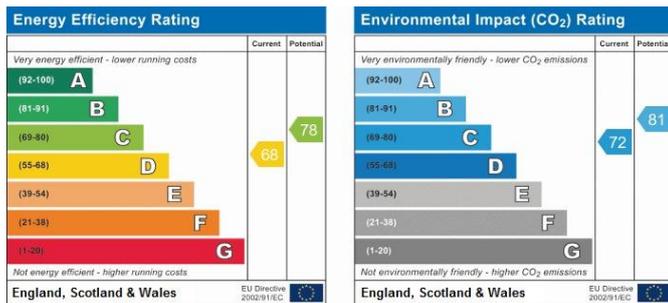
**GROUND RENT:** Nil as Share of Freehold

**MANAGEMENT:** Self managed by the Residents

**COUNCIL TAX:** Band D

9/2/2021

## EPC GRAPH



KITCHEN / BREAKFAST ROOM



KITCHEN / BREAKFAST ROOM



BEDROOM ONE



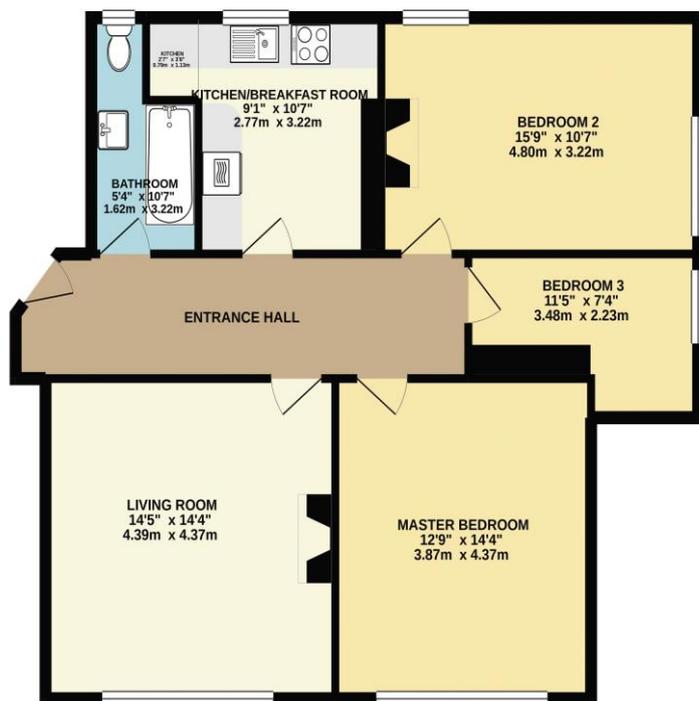
BEDROOM TWO



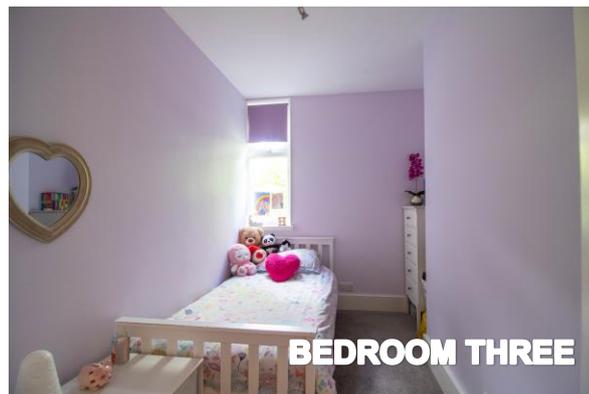
BATHROOM

## FLOORPLAN

FIRST FLOOR FLAT  
903 sq. ft. (83.9 sq. m.) approx.



TOTAL FLOOR AREA: 903 sq. ft. (83.9 sq. m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. The plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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