



**\*AN EXTENDED FIVE BEDROOM FAMILY HOME - CONVENIENT LOCATION!\***  
**\*REAR LOUNGE 15' 1" x 11' 9" (4.60m x 3.57m)\* \*KITCHEN/DINING ROOM 14' 4" x 10' 9" (4.37m x 3.28m)\***  
**\*GROUND FLOOR BEDROOM 13' 10" x 10' 9" (4.22m x 3.27m) WITH EN-SUITE\* \*SECLUDED LEVEL**  
**PREDOMINATELY WEST FACING REAR GARDEN\* \*REQUIRES REFURBISHMENT, NO ONWARD CHAIN!\***

**REQUIRING REFURBISHMENT, THIS IS AN EXTENDED FIVE BEDROOM SEMI-DETACHED HOUSE** offering large accommodation throughout with two En-suites and a separate Bathroom. On the ground floor there are two good sized Reception Rooms, lean to Sun Lounge, a ground floor Double Bedroom with En-suite and a large Kitchen/Breakfast Room. Outside there is a level predominately west facing Rear Garden. Front Garden and a Driveway with off road parking, **NO ONWARD HOUSE CHAIN !**

**Foxon Lane, Caterham, Surrey CR3 5SB**  
**ASKING PRICE: £500,000 FREEHOLD**



**GROUND FLOOR - BEDROOM FIVE** 13' 10" x 10' 9"  
(4.22m x 3.27m)

Large double glazed window to the front, coved ceiling, built in single wardrobe, double radiator. Concertina doors to:

**EN-SUITE BATHROOM** 10' 8" x 7' 11" (3.26m x 2.42m)

L-shaped room, white suite comprising of a shower shaped panelled bath with separate taps and a wall mounted shower fitment and shower screen. There is a further wall mounted shower fitment within a 'Wet Room' corner with floor drainage., wash hand basin and a low flush WC. Heated towel rail/radiator, inset spotlights to the ceiling.

**FRONT LOUNGE** 12' 6" x 10' 4" (3.80m x 3.15m)

Double glazed bay window to the front, coved ceiling, wall mounted fan assisted radiator.

**REAR LOUNGE** 15' 1" x 11' 9" (4.60m x 3.57m)

Window to the rear, double glazed sliding patio doors to the Lean to Sun Lounge, coved ceiling, fireplace with a shut off Baxi boiler fire with cupboards and shelves to either side. Fan assisted radiator, wood block flooring, door to:

**KITCHEN/DINING ROOM** 14' 4" x 10' 9" (4.37m x 3.28m)

Large window to the rear and double glazed sliding patio doors to the Lean to Sun Lounge. Range of wall and base units with worktops, built-in Zanussi electric oven and grill and a four ring gas hob with an extractor fan above. Single bowl stainless steel sink unit with a mixer tap and cupboard under, space and plumbing for a washing machine and a dishwasher, space for a tumble dryer. Space for a fridge/freezer, fan assisted radiator.

**LEAN TO SUN LOUNGE** 7' 9" x 15' 3" (2.37m x 4.64m)

Two sets of double glazed sliding patio doors to the rear Garden, poly-carbonate roof, double radiator.



**DIRECTIONS**

From the High Street in Caterham on the Hill, at the roundabout proceed straight on into Town End, turn left into Banstead Road and first right into Foxon Lane, the house is on the left-hand side.

**LOCATION**

The house is located within a mile of Caterham on the Hill High Street where there is a good selection of local shops including several grocery stores, a butcher, pharmacy, post office and other specialised shops. At The Village in Coulsdon Road there is also a Tesco supermarket.

The commuter has a choice of railway stations at Caterham Valley and nearby Whyteleafe with services into Croydon and Central London. The M25 motorway can be accessed at Godstone junction 6.

Caterham also benefits from a good selection of schools from nursery to secondary in both the private and public sectors. Coulsdon Common with many fine walks and woodland is also within a mile of the property.

Other amenities include a sports centre at De Stafford School in Burntwood Lane and a good range of restaurants, pubs and High Street shops in Caterham Valley.

**A GREAT AREA TO LIVE  
CLOSE TO TOWN AND COUNTRYSIDE.**

**ACCOMMODATION**

**ENTRANCE PORCH**

Fully enclosed with double glazed panelled doors, courtesy light, door to:

**ENTRANCE HALLWAY**

Frosted glazed front door, staircase to the first floor landing, wood block flooring, radiator, door to a Ground Floor Bedroom with En-suite.

**FIRST FLOOR ACCOMMODATION**

**LANDING**

Access to the loft, four Bedrooms and a Bathroom.

**BEDROOM ONE** 12' 11" into bay x 9' 4" (3.94m into bay x 2.85m)

Double glazed bay window to the front, two built-in double wardrobes, radiator.

**BEDROOM TWO** 11' 9" x 9' 11" (3.58m x 3.02m)

Window to the rear, Airing Cupboard with a wall mounted 'IDEAL' gas fired central heating boiler, radiator.

**BEDROOM THREE** 14' 10" x 10' 11" (4.51m x 3.34m)

Window to the rear aspect and a door to a rear facing flat roof Terrace, (NOT USED), coved ceiling and radiator. door to:

**EN-SUITE DRESSING ROOM AND SHOWER ROOM**

Double glazed window to the front, large built-in wardrobe, door to :

**EN-SUITE SHOWER ROOM:** Double glazed window to the front, shower base with a wall mounted mixer shower fitment and shower curtain rail, pedestal wash hand basin and a low flush WC, tiled surrounds and radiator.

**BEDROOM FOUR** 7' 3" x 6' 2" (2.22m x 1.88m)

Double glazed window to the front, radiator.

**BATHROOM** 6' 11" x 6' 2" (2.11m x 1.89m)

Frosted glazed window to the rear, coloured suite comprising of a panelled bath with a mixer shower fitment, wash hand basin and a low flush WC, radiator.

**ENERGY PERFORMANCE CERTIFICATE (EPC)**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	82
(55-68)	D	68
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

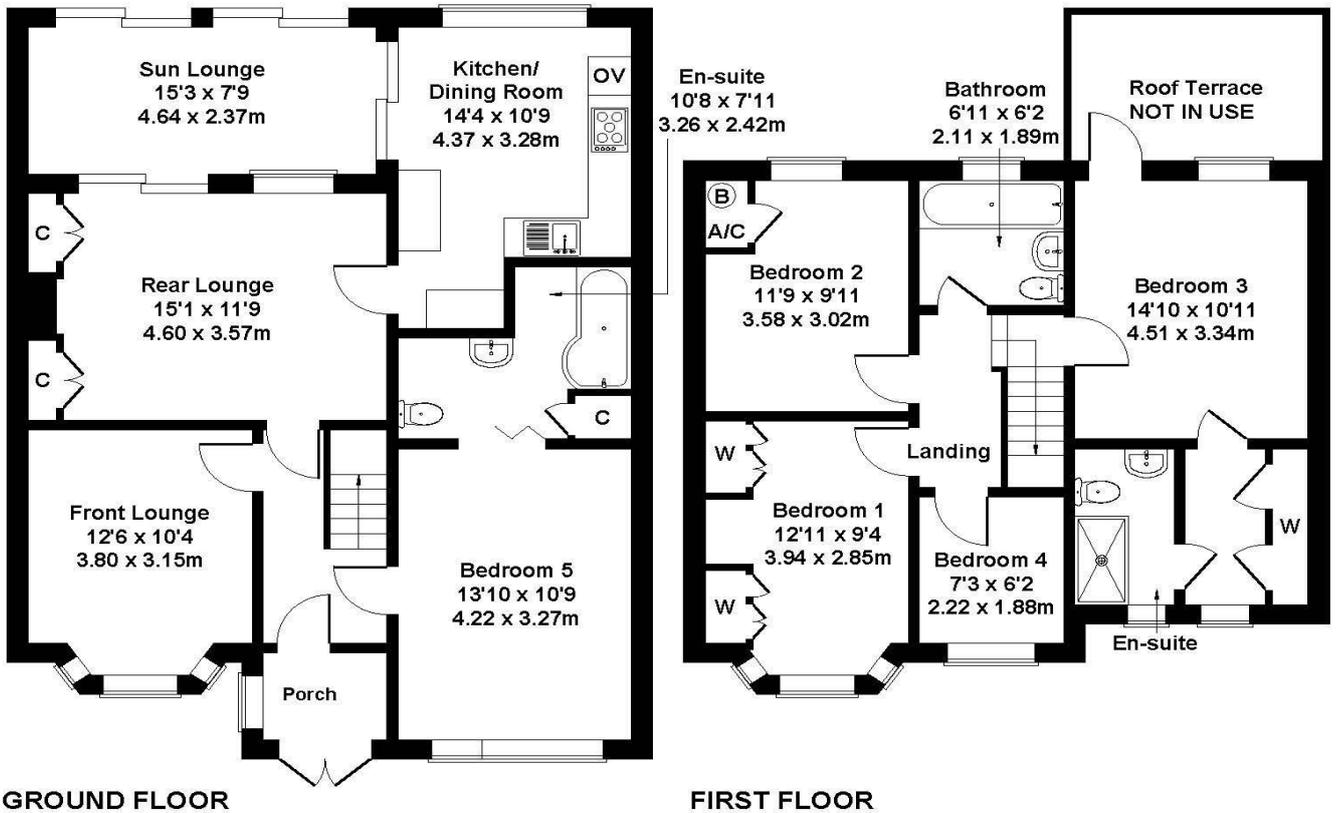
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## FLOORPLAN

### Foxon Lane

Approximate Gross Internal Area  
1604 sq ft - 149 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

## OUTSIDE

### FRONT GARDEN & DRIVEWAY

The front garden has a lawn area with a hedgerow to the front and a Driveway providing off road parking.

### REAR GARDEN

There is a level Rear Garden with a lawn area and hedgerow surrounds. At the rear of the Garden there is a timber Shed.

## 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-2024-2025>

15/7/2024





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