



**\*THREE DOUBLE BEDROOMS, EN-SUITE SHOWER ROOM & BATHROOM\* \*9' 4" x 15' 11" (2.85m x 4.85m)**  
**KITCHEN / BREAKFAST ROOM\* \*9' 1" x 15' 11" (2.77m x 4.85m) Max CONSERVATORY / DINING ROOM\***  
**\*LOUNGE & FIRST FLOOR STUDY AREA\* \*DOUBLE GLAZED & GAS CENTRAL HEATING\***  
**\*GREAT LOCATION, VIEWING RECOMMENDED!\***

**AN EXTENDED THREE DOUBLE BEDROOM HALLS ADJOINING SEMI DETACHED HOUSE**, located in a quiet cul-de-sac within view of open countryside towards Chaldon. The house has a large Master Bedroom with En-suite (Loft Conversion), a Conservatory / Dining Room in addition to a fabulous Kitchen/ Breakfast Room. It is immaculately presented throughout and has a secluded rear Garden, **three allocated parking spaces and a Garage!**

**Cornwallis Close, Yorke Gate, Caterham on the Hill, Surrey CR3 5BX**  
**ASKING PRICE: £565,000 FREEHOLD**



## DIRECTIONS

From Caterham on the Hill High Street proceed down Court Road. at the junction turn left and then right at the mini roundabout. Go straight ahead at the next mini roundabout, take the next left turn into Yorke Gate and then right at the 'T' junction into Drake Avenue, follow the road and go straight on at the roundabout, Cornwallis Close is on the right hand side, turn into the private driveway, the house is on the left hand side.

## LOCATION

The house is located in a quiet cul-de-sac within a few hundred metres of greenbelt countryside and views of the Surrey National Golf Course in the distance. A very convenient location for local shops and amenities in Caterham on the Hill including a Tesco Supermarket at The Village.

The commuter can access a choice of three railway stations at Whyteleafe, and a station in Caterham Valley, all have services into Croydon and Central London. The M25 motorway is also nearby at Godstone Junction 6.

Caterham is also within a mile and a half of greenbelt countryside at Chaldon which has many fine walks and woodland areas as well as access to the North Downs. Caterham Valley has a fine selection of High Street and local shops including a Waitrose and Morrisons supermarket.

There is a good selection of schools in the area for all age groups from nursery level to secondary school in Caterham on the Hill and Caterham Valley.

**A GREAT LOCATION FOR ACCESS  
TO THE TOWN AND COUNTRYSIDE.**

## ACCOMMODATION

### ENTRANCE HALLWAY

Double glazed part panelled front door, staircase to the first floor landing, door to the Lounge. Vertical radiator with mirror, electric fusebox, wood effect 'Quickstep' flooring.

### CLOAKROOM 5' 9" x 3' 2" (1.76m x 0.96m)

Double glazed frosted window to the front, concealed ceiling lighting and inset spotlighting, white suite comprising of a low flush WC with concealed cistern and a vanity wash hand basin with a mixer tap, half tiled surrounds and tiled flooring, radiator.

### LOUNGE 12' 10" x 15' 11" narrowing to 12' 6" (3.92m x 4.85m into understairs recess, narrowing to 3.80m)

Double glazed windows to the front with fitted 'Plantation' windows shutters, inset spotlights to the ceiling, useful understairs recess with a base storage unit and shelf, two radiators, door to:

### KITCHEN / BREAKFAST ROOM 9' 4" x 15' 11" (2.85m x 4.85m)

Impressive room with double glazed french doors and a window to the Conservatory / Dining Room. Modern Kitchen with cream coloured wall units with under unit lighting and base units and 'Quartz' worktops, one and a half bowl stainless steel sink unit. Space for a Cooker and a large American style Fridge / Freezer with water supply. Space and plumbing for a washing machine, built in dishwasher. The Breakfast Room area has a large storage unit with a cutlery drawer, pan drawers and storage cupboards as well as a Breakfast Bar with a 'Quartz' worktop. There is a vertical style radiator and wood effect 'Quickstep' flooring throughout in varnished oak. Gas fired central heating controls and a dimmer light switch for the Conservatory / Dining Room.

### CONSERVATORY / DINING ROOM 9' 1" x 15' 11" (2.77m x 4.85m) Max

Double glazed with a low wall surround and a insulated fixed ceiling to the polycarbonate roof. There is a wall unit concealing the wall mounted Vaillant gas fired boiler providing a pressurised hot water supply, wood effect 'Quickstep' flooring.





## FIRST FLOOR ACCOMMODATION

### LANDING

Built in Airing Cupboard with a pressurised hot water tank and shelving, door to:

### STUDY AREA

Double glazed window to the rear, return staircase to the Master Bedroom, fitted desk worktop and base storage cupboards.

### BEDROOM TWO 10' 8" x 9' 0" (3.24m x 2.75m)

Double glazed window to the rear, built in double wardrobe with hanging and shelf space, radiator.

### BEDROOM THREE 9' 5" x 9' 1" (2.88m x 2.76m)

Double glazed window to the front aspect, built in double wardrobe with hanging and shelf space, radiator.

### BATHROOM 6' 4" x 6' 6" (1.92m x 1.98m)

Double glazed frosted window to the front. Modern white suite comprising of a panelled bath with a central mixer tap and a wall mounted shower fitment and shower screen, wash hand basin and a low flush WC, tiled surrounds and radiator.

## SECOND FLOOR ACCOMMODATION

### MASTER BEDROOM 16' 6" x 10' 4" (5.03m x 3.14m)

Two double glazed windows to the rear, double glazed skylight window to the front, inset spotlights to the ceiling. Built in sliding door mirror fronted wardrobe with hanging and shelf space, access to eaves storage, double radiator. Door to:

### EN-SUITE SHOWER

Double glazed skylight window to front with base storage cupboards below, fully enclosed shower cubicle with a mixer shower fitment and a recess shelf for shower gel / soap. Wall mounted wash hand basin and a low flush WC. Ladder style chrome finished towel rail/ radiator, inset spotlights and extractor fan.

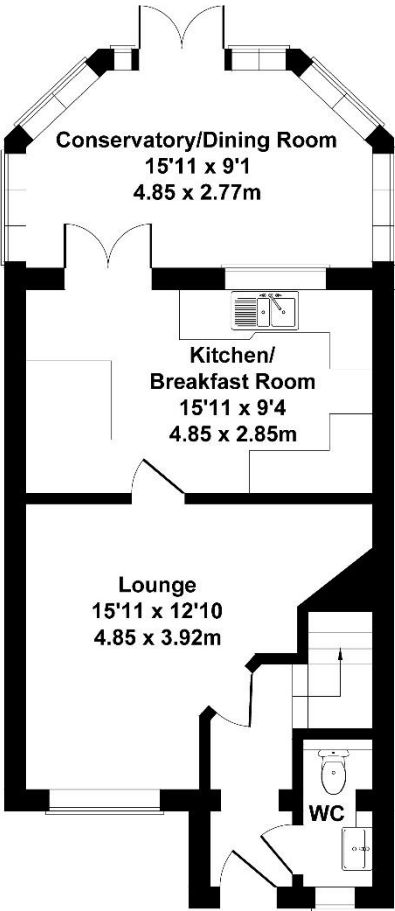
### GARAGE & THREE PARKING SPACES 17' 6" x 8' 9" (5.34m x 2.67m)

The Garage has an up and over door as well as light storage within the roof void. The Garage has a parking space on the driveway, There is a further two allocated parking spaces, one in front of the house and one just opposite the house. 20/1/2022

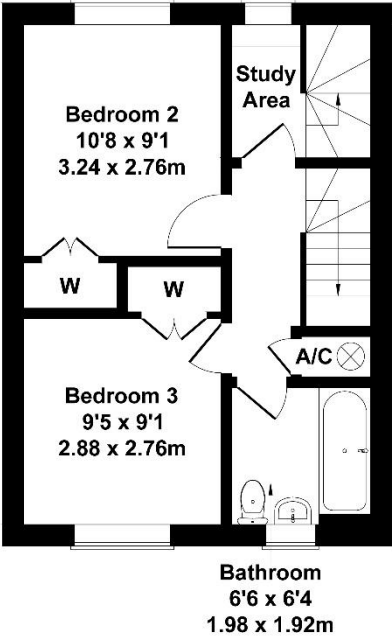


FLOORPLAN

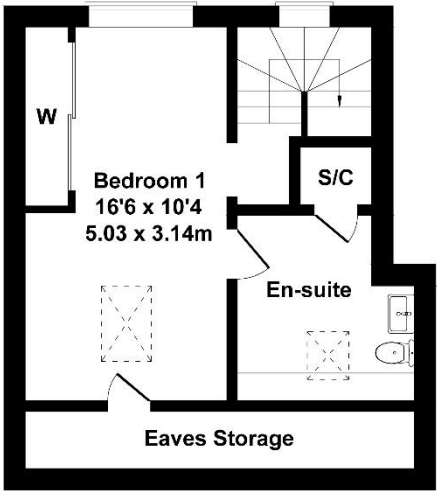
Approximate Gross Internal Area  
1195 sq ft - 111 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2022  
For Illustrative Purposes Only.

OUTSIDE

REAR GARDEN

The rear garden has been landscaped with a lawn area with flowerbeds to both sides with enclosed fence panels surrounds. The garden has 4 - Zonal Lighting for those 'Summer Evenings' in the garden. To the rear of the garden there is a decked seating area and a Garden Shed with power and light and an external power supply. To the rear of the house there is a Bradstone 'Porcelain' tiled oak effect tiled patio and secure side access.

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20/1/2022







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