



**\*THREE DOUBLE BEDROOMS, EN-SUITE SHOWER ROOM, FAMILY BATHROOM\***

**\*15' 8" x 11' 11" (4.77m x 3.63m) LOUNGE\* \*13' 0" x 6' 9" (3.97m x 2.07m) KITCHEN\***

**\*16' 4" x 12' 10" (4.99m x 3.90m) BEDROOM ONE\* \*10' 0" x 9' 5" (3.05m x 2.86m) BEDROOM TWO\***

**\*12' 0" x 6' 11" (3.66m x 2.12m) BEDROOM THREE\***

A SPLIT LEVEL THREE DOUBLE BEDROOM MAISONETTE with an En-suite Shower Room to the main Bedroom and a Family Room. Outside there is a Garage to the rear and your own garden! The property has been TASTEFULLY DECORATED, inset spotlighting, quality re-fitted carpets, gas central heating and double glazed windows. **NO ONWARD CHAIN!**

**Neville Court, Eldon Road, Caterham on the Hill, Surrey CR3 5JS**  
**ASKING PRICE: £350,000 LEASEHOLD**



## DIRECTIONS

From the High Street in Caterham on the Hill proceed straight on into Town End and turn left into Banstead Road, take the third turning on the right hand side into Eldon Road and immediately right again into Eldon Road, the property is towards the end of the no through road on the right hand side.

## LOCATION

The maisonette 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 butchers, 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 and Upper Warlingham (ZONE 6) 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 on the Hill and Caterham Valley.

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

## ACCOMMODATION

### GROUND FLOOR ENTRANCE

Re-fitted double glazed panelled front door, staircase to the first floor Hallway / Landing with a natural light shaft.

### HALLWAY / LANDING

Staircase to the Main Bedroom, built in airing cupboard, wood effect flooring and radiator.

### LOUNGE 15' 8" x 11' 11" (4.77m x 3.63m)

Double glazed window to the front, coved ceiling, under stairs recess storage, TV point, wood effect flooring and radiator.

### KITCHEN 13' 0" x 6' 9" (3.97m x 2.07m)

Double glazed window to rear, range of wall and base units in cream with matching wooden worktops, double bowl 'Butler' style sink unit with mixer tap and cupboards below. Space & plumbing for a dishwasher, space for a fridge freezer, built in electric oven and a four ring gas hob with an extractor fan above. Space and plumbing for a washing machine, wall mounted gas central heating Worcester Combination boiler, inset spot lighting and wood flooring, double radiator.

### BEDROOM TWO 10' 0" x 9' 5" (3.05m x 2.86m)

Double glazed window to the rear, TV point, under stairs storage recess, inset spotlights and radiator.

### BEDROOM THREE 12' 0" x 6' 11" (3.66m x 2.12m)

Double glazed window to the front, useful built in storage cupboard with the electric fusebox, double radiator.

### BATHROOM 9' 9" x 5' 8" (2.98m x 1.73m)

Double glazed frosted window to rear, white suite comprising of a tiled panelled bath with a mixer tap and a separate mixer shower fitment, shower screen, pedestal wash hand basin with a fitted mirror above and a low flush WC. Inset spot lighting, heated towel rail / radiator, tiled flooring and surrounds.

## TOP FLOOR ACCOMMODATION

### BEDROOM ONE 16' 4" x 12' 10" (4.99m x 3.90m)

*Max*

Double glazed skylight window to rear, inset spot lighting, access to a walk-in wardrobe with fitted hanging rails, useful recess which would be ideal for a further walk-in wardrobe if required, double radiator, door to:



## EN-SUITE SHOWER ROOM 7' 3" x 5' 5" (2.22m x 1.65m)

Double glazed skylight window to rear, corner shower cubicle with a wall mounted shower fitment, wash hand basin and a low flush WC, inset spotlighting, tiled surrounds and flooring, towel rail / radiator.

## OUTSIDE

### GARAGE

Single garage with an up & over door.

### OWN GARDEN

The garden is to the rear of the property and is enclosed with a lawn area, patio and a Garden Shed.



## LEASEHOLD INFORMATION

**LEASE TERM:** 99 years from the 24/6/2015

**MAINTENANCE:** NIL

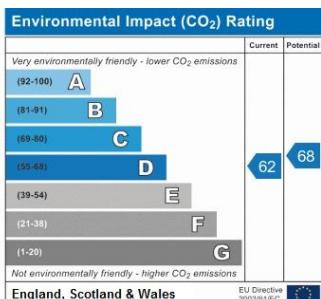
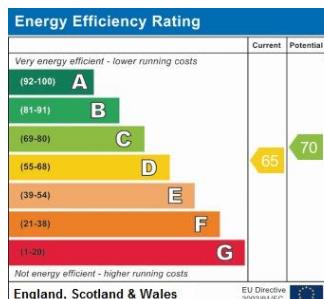
**GROUND RENT:** £225.00 pa

**COUNCIL TAX BAND:** Tandridge Council Band C

**18/12/2021**



## ENERGY PERFORMANCE CERTIFICATE

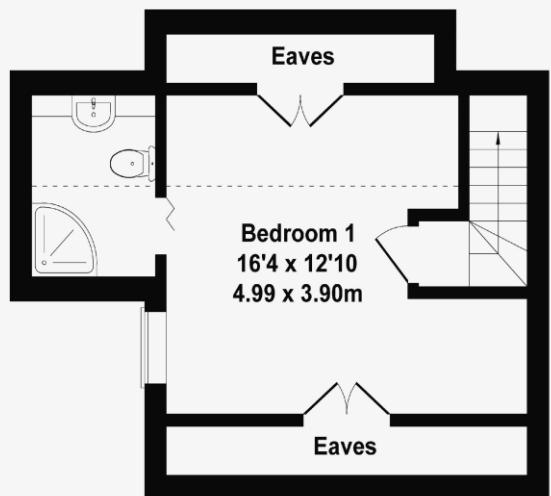
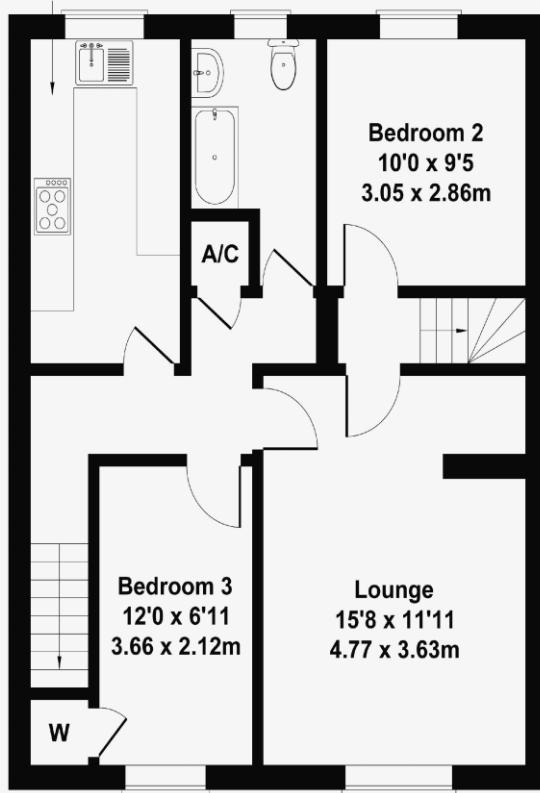


## FLOORPLAN

### Neville Court

Approximate Gross Internal Area  
926 sq ft - 86 sq m

Kitchen  
13'0 x 6'9  
3.97 x 2.07m



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2020  
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