



THREE BEDROOM LINKED DETACHED* *15' 2" x 11' 7" (4.63m x 3.52m) LOUNGE

10' 11" x 14' 6" (3.34m x 4.42m) KITCHEN / DINING ROOM

BUILT IN WARDROBES IN BEDROOMS ONE & TWO* *SECLUDED SOUTH TO WEST FACING REAR GARDEN

GARAGE AND DRIVEWAY WITH OFF ROAD PARKING FOR UP TO TWO VEHICLES

A LINKED DETACHED THREE BEDROOM HOUSE, presented for sale in excellent condition throughout including a modern Bathroom, Kitchen and downstairs WC. The house is located in a cul-de-sac within the popular Hambledon Park development. The property has replacement double glazed windows, gas central heating and is tastefully decorated throughout. **A CONVENIENT LOCATION, NO ONWARD CHAIN!**

Gwynne Road, Hambledon Park, Caterham, Surrey CR3 5FH
ASKING PRICE: 'OFFERS IN EXCESS OF' £500,000 FREEHOLD



DIRECTIONS

From the High Street in Caterham on the Hill proceed along Court Road, at the junction turn left into Chaldon Road and right at the roundabout into Coulsdon Road. At the next roundabout turn left into Hambledon Park. At the junction turn left into St Lawrence Way and then third left into Gwynne Road, bear left and the house is on the right handside.

LOCATION

The house is located in a popular residential location within Hambledon Park. The area has a good selection of local shops in nearby Coulsdon Road and Westway which includes a Tesco Supermarket at The Village. A regular bus service can be accessed along the Coulsdon Road with services into Caterham, Caterham Valley, Coulsdon and Croydon.

The area also has a good selection of schools at infant and junior level including nursery schools. Caterham Valley has further High Street shops and Caterham Railway Station with regular services into Croydon and Central London (Victoria & London Bridge).

Chaldon is within half a mile of the flat with picturesque greenbelt countryside, woodland and the Surrey National Golf Course.

**A MODERN HOUSE SET WITHIN
A PEACEFUL AND CONVENIENT LOCATION**

ACCOMMODATION

ENTRANCE HALLWAY

Double glazed and part panelled front door, coved ceiling, quality wood effect flooring, staircase to first floor, radiator.

DOWNSTAIRS WC

Double glazed window to side, white suite comprising of a low flush WC and a wash hand basin with a tiled splashback, extractor fan, fusebox and radiator.

LOUNGE 15' 2" x 11' 7" (4.63m x 3.52m)

Double glazed window to the front, coved ceiling, access to the understairs storage cupboard, two ceiling light points, quality wood effect flooring and radiator.

KITCHEN / DINING ROOM 10' 11" x 14' 6" (3.34m x 4.42m)

Double glazed window to the rear and a set of double glazed french patio doors to the rear garden. The Kitchen has a range of modern wall and base units with matching worktops and tiled surrounds, single bowl stainless steel sink unit with a single drainer, mixer tap and cupboards under. There is a built in Slimline Dishwasher, Washer Dryer, Fridge / Freezer and an electric oven and grill with a five ring gas hob with and extractor fan above. Coved ceiling with inset spotlights, telephone point and radiator.

FIRST FLOOR ACCOMMODATION

LANDING

Coved ceiling, built in Airing Cupboard / Storage, access to the loft.

BEDROOM ONE 9' 1" x 12' 6" (2.76m x 3.80m)

Two double glazed windows to the front, large built in double wardrobe, TV point and radiator.

BEDROOM TWO 11' 5" x 8' 6" (3.48m x 2.59m)

Double glazed window to the rear, coved ceiling, large built in wardrobe, radiator.

BEDROOM THREE 7' 9" x 5' 10" (2.35m x 1.79m)

Double glazed window to the rear, coved ceiling, radiator, high level storage to one wall.

BATHROOM 8' 5" x 6' 0" (2.57m x 1.84m)

Double glazed frosted window to the side, white suite comprising of a panelled bath with a mixer tap shower attachment and shower screen, vanity wash hand basin and a low flush WC with a concealed cistern, tiled surrounds. Ladder style heated towel rail / radiator, shaver point.



OUTSIDE

FRONT GARDEN

There is a small lawn area with a flowerbed and a path leading to the front door.

GARAGE AND DRIVEWAY 16' 4" x 5' 10" (4.98m x 1.79m)

The garage has an up and over door, power and light and a door to the rear garden. Within the garage there is the wall mounted IDEAL gas fired combination boiler. The driveway has space for off road parking for up to two vehicles depending on size.

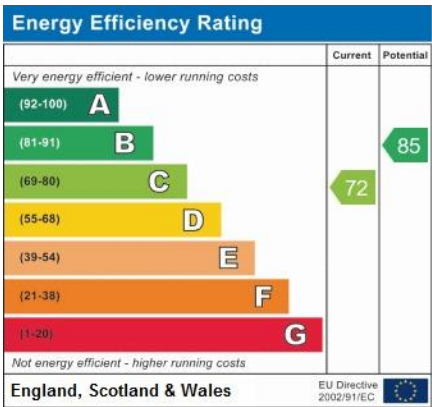
REAR GARDEN

A secluded rear garden which is south to west facing. There is a private patio, lawn area with established flowerbed surrounds. The garden has a high wall border to the rear and high panelled fencing to either side.

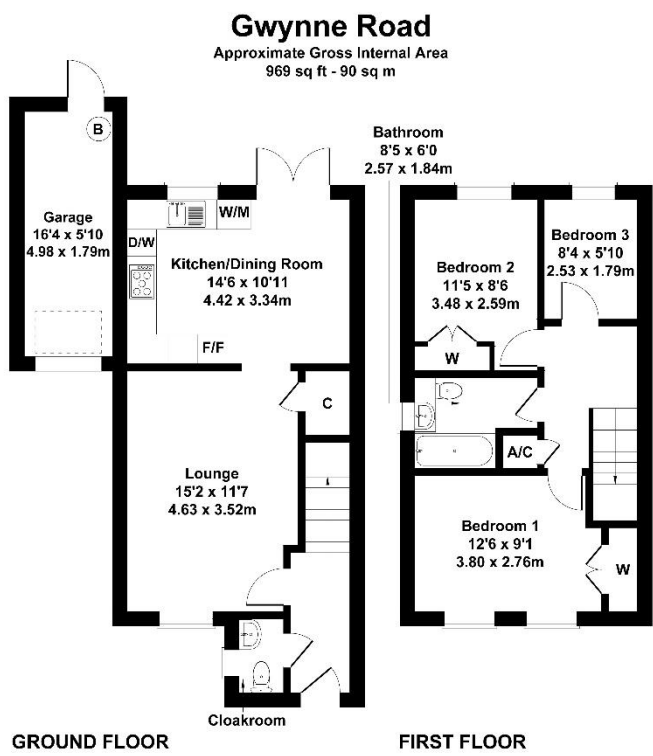
8/11/2021



ENERGY PERFORMANCE CERTIFICATE (EPC)



FLOORPLAN



Not to Scale. Produced by The Plan Portal 2021
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P . A . Jones Property Solutions, 77-79 High Street , Caterham, Surrey, CR3 5UF
Phone: Sales : 01883 348035 / Lettings : 01883 343355, Email: info@pajonespropsolutions.co.uk
www.pajonespropertyolutions.co.uk