



TWO RECEPTION ROOMS, FIRST FLOOR BATHROOM

11' 9" x 11' 4" (3.57m x 3.45m) BEDROOM ONE* *11' 9" x 11' 4" (3.57m x 3.45m) BEDROOM TWO

GREAT POTENTIAL TO CREATE A LOFT CONVERSION (SUBJECT TO PLANNING PERMISSION & B/REGS)

DELIGHTFUL VICTORIAN COTTAGE SOUTHERLY ASPECT LEVEL 50' (15.23m) REAR GARDEN

A VICTORIAN TWO DOUBLE BEDROOM HOUSE with Two Reception Rooms, a first floor Bathroom and a ground floor Shower Room/Wet Room. The Kitchen is open plan to a Utility Room and has a door to the landscaped level 50' Rear Garden. A convenient location within half a mile of local shopping facilities as well as open Countryside towards Chaldon. **AN IDEAL FIRST TIME PURCHASE, VIEWING RECOMMENDED!**

Westway, Caterham on the Hill, Surrey CR3 5TQ
ASKING PRICE: £350,000 FREEHOLD



REAR RECEPTION ROOM

DIRECTIONS

From the High Street in Caterham on the Hill, proceed to the mini roundabout, turn left into Chaldon Road and then first right into Westway. The house is located on the left handside just beyond Westway Common.

LOCATION

The location is within walking distance of the shops along Westway and is within a quarter of a mile of Tesco Supermarket along Coulsdon Road. Caterham on the Hill and Caterham Valley are nearby with further High Street shops. Caterham Railway Station is located in Caterham Valley and Whyteleafe Railway Station is approximately 1.5 miles from the house, access to the M25 Motorway junction 6 is at Godstone, so a great location for the commuter!

Caterham also has a wide selection of local Restaurants and Pubs as well as a Sports Centre at De Stafford Secondary School in Burntwood Lane. There are also Nurseries and Schools for all age groups with the local area in both the public and private sectors.

The area boasts some fine Countryside with open country and woodland walks accessed within a mile of the house at Chaldon and onto the North Downs.

**A CONVENIENT AND HEALTHY PLACE
TO LIVE FOR ALL !**

ACCOMMODATION

COVERED PORCH

Two steps lead to the covered porch with a modern panelled front door to the Hallway, with a decorative semi oval glass insert to the top of the door.

ENTRANCE HALLWAY

coved ceiling, stairs to the first floor, engineered wood flooring, radiator, door to the Rear Reception Room and door to:

FRONT FACING LOUNGE 11' 4" x 8' 6" (3.45m x 2.59m)

Double glazed window to the front, TV point, double radiator, base storage cupboard with two shelves above housing the electric meter and fuse box.

REAR RECEPTION ROOM 11' 9" x 11' 4" (3.57m x 3.46m)

Double glazed window to the rear, coved ceiling, floor to ceiling storage cupboard to the right handside of the chimney breast, useful large understairs cupboard with the gas meter, engineered wood flooring, TV point and double radiator, step down to:

KITCHEN 7' 9" x 6' 7" (2.36m x 2.01m)

Double glazed window to the side plus a double glazed part panelled door to the garden, range of white wall and base units with complementary wooden worktops, space for a cooker with a gas point, single bowl stainless steel sink unit with a mixer tap and cupboard under. Wall mounted Worcester 24i gas fired combination boiler, doorway to:

UTILITY ROOM

Double glazed window to the side, space and plumbing for a washing machine and space for a Fridge/freezer and tumble dryer, fitted worktop, door to:

WET ROOM

Double glazed window to the rear and side, Wet Room area with a wall mounted mixer thermostatically controlled shower fitment with drainage, low flush WC, tiled flooring throughout and surrounds.

FIRST FLOOR ACCOMMODATION

LANDING

Access to both Bedrooms.

BEDROOM ONE 11' 9" x 11' 4" (3.57m x 3.45m)

Double glazed window to the rear, coved ceiling, TV point, double radiator, door to:



KITCHEN

BATHROOM 8' 0" x 6' 6" (2.44m x 1.98m)

Double glazed frosted window to the rear, white suite comprising of a panelled bath with a mixer 'waterfall' tap and separate shower fitment, pedestal wash hand basin and a push button low flush WC. Wall mounted ladder style towel rail, tiled surrounds, inset spotlighting, extractor fan and radiator.

BEDROOM TWO 11' 9" x 11' 4" (3.57m x 3.45m)

Double glazed window to the front, coved ceiling, useful over stairs cupboard / wardrobe, TV point and double radiator. Access to the semi-boarded loft via a retractable ladder, the loft has potential to create a further room, subject to planning permission and building regulations.

OUTSIDE

FRONT GARDEN

The front garden has a high hedge to the front and an area of brick blocked paving with a Flowerbed.

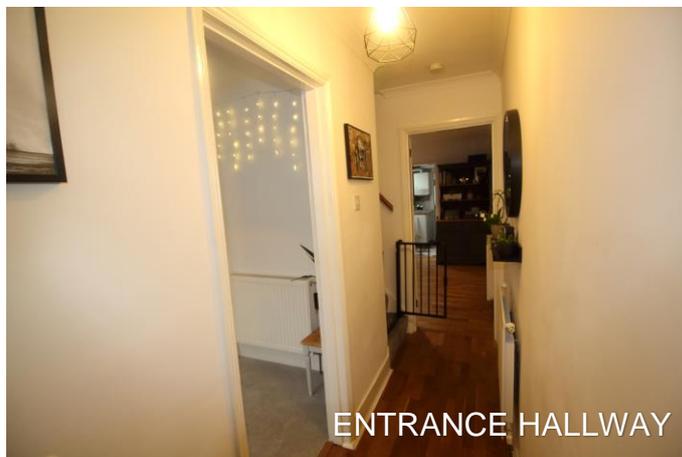
REAR GARDEN 50' 0" x 0' 0" (15.23m x 0.00m)

The level southerly aspect rear garden extends approximately 50' (15.23m) and has been landscaped for ease of maintenance. There are two seating areas, a decked area and a gravel area to the rear of the Garden in front of the timber Shed. A decorative paved path leads to the rear of the garden to the Shed and a wooden rear access gate, there are panelled fencing to all sides, the remainder of the garden is laid to lawn.

18/3/2021

ENERGY PERFORMANCE CERTIFICATE (EPC)

Ordered 18/3/2021



ENTRANCE HALLWAY



UTILITY



WET ROOM

SHOWER



BEDROOM ONE

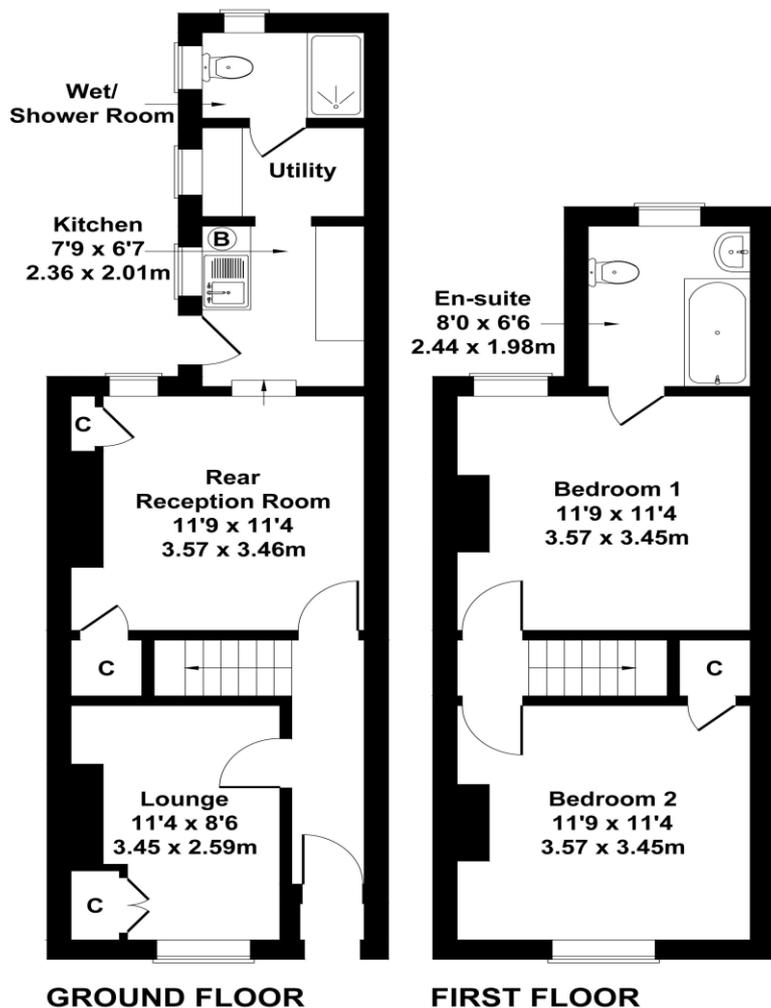


BATHROOM

FLOORPLAN

Westway Caterham

Approximate Gross Internal Area
829 sq ft - 77 sq m



Not to Scale. Produced by The Plan Portal 2021
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