



**\*TWO DOUBLE BEDROOMS, FIRST FLOOR BATHROOM\* \*16' 1" x 13' 9" (4.9m x 4.19m) LOUNGE\*  
 \*12' 3" x 13' 9" (3.73m x 4.19m) KITCHEN / DINING ROOM\*  
 \*REAR FACING CONSERVATORY\* \*ENCLOSED REAR GARDEN\* \*CUL-DE-SAC LOCATION\***

**A TWO DOUBLE BEDROOM HOUSE** located within a popular cul-de-sac in Caterham on the Hill. The house has a Conservatory with access to the secluded garden, a front facing Lounge and a great size Kitchen / Dining Room. Convenient location for access to the local shopping facilities, schools and transport links. The house is double glazed and has gas central heating, **VIEWING RECOMMENDED!**

**Ryelands Close, Caterham, Surrey CR3 5HY**  
**Guide Price: £375,000 - £385,000 FREEHOLD**





## DIRECTIONS

From the High Street in Caterham on the Hill at the mini roundabout proceed along Townend, take the second left into Macaulay Road, and the first right into Ryelands Close, the house is set within the row of houses straight opposite the junction in the road.

## LOCATION

The house is located within half 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

### ENTRANCE PORCH

Part wood panelled and glazed front door, dado rail surround, door to:

### LOUNGE 16' 1" x 13' 9" (4.90m x 4.19m)

Large double glazed window to the front, open tread stair case to the first floor landing, doorway to the Kitchen / Dining Room, TV point and telephone point, central heating thermostat and radiator.

### KITCHEN / DINING ROOM 12' 3" x 13' 9" (3.73m x 4.19m)

Two large double glazed windows to the rear with a double glazed sliding patio door leading to the Conservatory. Range of wall and base units with matching worktops, single bowl sink unit with a mixer tap and cupboards under. Space for a gas cooker, gas point, space and plumbing for a washing machine. Further storage cupboard housing the electric, gas meter and fusebox.

### CONSERVATORY 9' 9" x 12' 1" (2.98m x 3.68m)

Double glazed windows and a door to the rear garden, high level double glazed windows to either side and double glazed to the roof. Power point.

## FIRST FLOOR ACCOMMODATION

### LANDING

Access to the loft via a retractable ladder.

### BEDROOM ONE 11' 4" x 13' 9" (3.45m x 4.19m)

Large double glazed window to the rear, telephone point and radiator.

### BEDROOM TWO 9' 5" x 13' 9" (2.87m x 4.19m)

Large double glazed window to the front, built in single wardrobe with hanging and shelf space and locker space above, recess wardrobe with hanging space, radiator.

### BATHROOM

White suite comprising of a wood panelled bath with a mixer tap and a separate TRITON electric shower fitment with shower screen, pedestal wash hand basin. Built in airing cupboard with slatted shelving and a wall mounted ALPHA gas fired combination boiler, heated towel rail / radiator.

### SEPARATE WC

Enclosed separate WC with an extractor fan.



## OUTSIDE

### FRONT GARDEN

Pathway to the front garden, paved area with flowerbed surrounds.

### REAR GARDEN

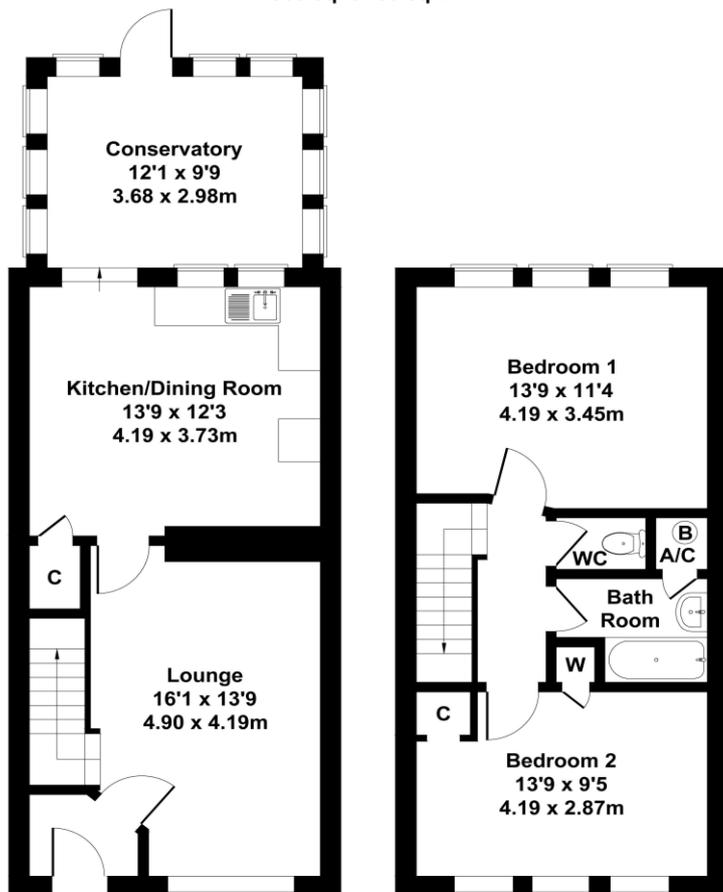
The rear garden extends approximately 40' in length and has a lawn area with flowerbed borders and a rear patio area. There is a shed to the rear of the garden.  
22/10/2021



## FLOORPLAN

### Ryelands Close

Approximate Gross Internal Area  
958 sq ft - 89 sq m



Not to Scale. Produced by The Plan Portal 2021  
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