



***IMPRESSIVE THREE BEDROOM SEMI DETACHED* *15' 1" x 11' 6" (4.61m x 3.50m) LOUNGE*
 10' 11" x 14' 5" (3.34m x 4.40m) KITCHEN / DINING ROOM *NEWLY RE-FITTED KITCHEN & BATHROOM*
 NEW DOUBLE GLAZED WINDOWS (SEE AGENTS NOTE)
 *SECLUDED REAR GARDEN PLUS HOME OFFICE / GAMES ROOM!***

A MODERN THREE BEDROOM SEMI DETACHED HOUSE located within a popular cul-de-sac in Hambledon Park. The house has a recently fitted Kitchen, full of appliances, and a great Bathroom with a walk-in Shower unit. Outside there is a driveway, a landscaped front Garden and a secluded level Rear Garden. The Garage has been converted into a Games Room / Home Office!

A BEAUTIFULLY PRESENTED MODERN FAMILY HOME!

Marcuse Road, Hambledon Park, Caterham, Surrey CR3 5FP

ASKING PRICE: £470,000 FREEHOLD



and a wash hand basin with a tiled splashback and flooring. Electric high level fuse box, extractor fan and radiator.

LOUNGE 15' 1" x 11' 6" (4.61m x 3.50m)

Double glazed window to the front, under stairs storage cupboard, coved ceiling, TV point and radiator, door to :

KITCHEN / DINING ROOM 10' 11" x 14' 5" (3.34m x 4.40m)

Double glazed window to the rear and a set of double glazed bi-fold doors to the rear patio, coved ceiling and radiator. The Kitchen has been fitted with a MAGNET Kitchen with a range of fitted appliances comprising of a Fridge/Freezer, Dishwasher, Washing Machine, electric Oven & Grill and a four ring electric hob with an extractor fan above. Range of wall and base units with complementary worktops incorporating a one and a half bowl sink unit with a mixer tap and cupboards under, within a cupboard there is an IDEAL gas fired combination Boiler installed in 2020 with a 5 year warranty, open plan to the Dining Area.

FIRST FLOOR ACCOMMODATION

LANDING

Access to the loft.

BEDROOM ONE 12' 6" x 9' 0" (3.82m x 2.74m)

Two double glazed windows to the front, built in double wardrobe with a further storage cupboard beyond, radiator.

BEDROOM TWO 10' 11" x 8' 6" (3.34m x 2.60m)

Double glazed window to the rear, coved ceiling and radiator.

BEDROOM THREE 8' 4" x 5' 10" (2.53m x 1.77m)

Double glazed window to rear, coved ceiling and radiator.



AGENTS NOTE

The Vendors have informed us that all of the windows are to be replaced by Swift Windows, Caterham in March/April 2021, they are currently being constructed.

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 second right into Marcuse Road, the house is on the right hand side.

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 UPVC front door, wood flooring, telephone point, staircase to the first floor, radiator

CLOAKROOM

Double glazed frosted window to the side, low flush WC

BATHROOM 8' 5" x 6' 1" (2.56m x 1.85m)

Re-fitted Bathroom in white comprising of a large panelled bath with a mixer tap waterfall tap, a walk-in Shower/Wet Room Unit with a large overhead shower head. Pedestal wash hand basin and a low flush WC. Wall mounted ladder style chrome finished heated towel rail, fully tiled walls and flooring.

OUTSIDE

FRONT GARDEN

Landscaped front garden with a Driveway leading to the former Garage which is now the Games Room / Home Office.

GAMES ROOM / HOME OFFICE (FORMER GARAGE)

16' 5" x 8' 2" (5.00m x 2.50m)

Accessed from the rear Garden. This room has power and light and been sound proofed to all walls. An ideal Games Room or a Home Office,

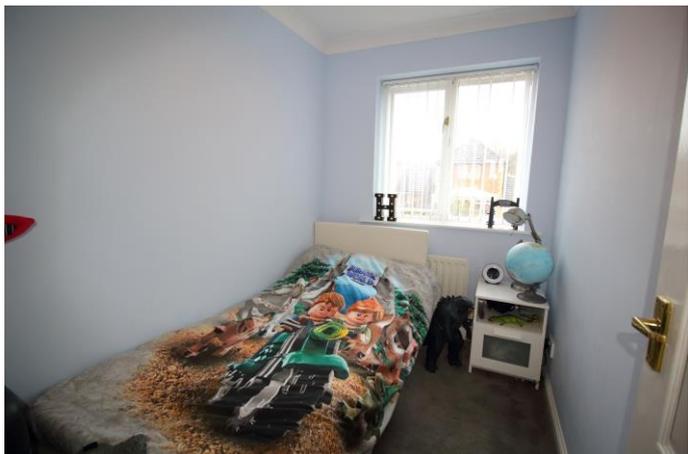
REAR GARDEN

Great size secluded rear garden with a rear patio, lawn area and established herbaceous borders including some fine Acer Trees.

19/2/2021

ENERGY PERFORMANCE CERTIFICATE

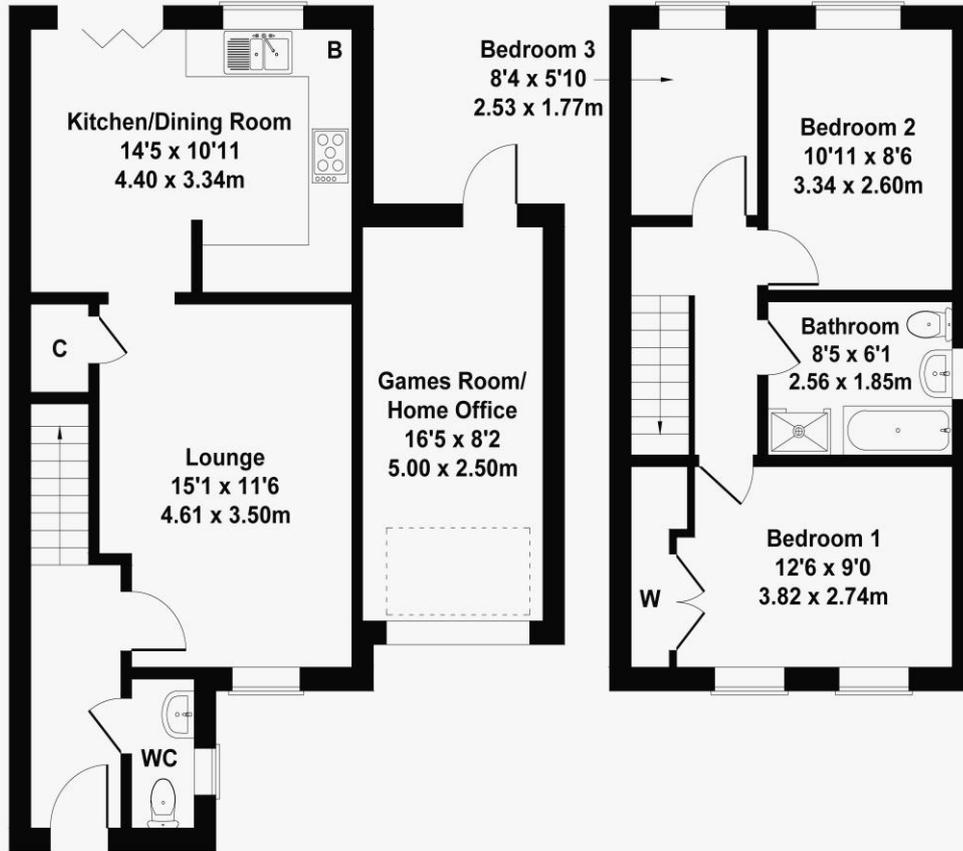
Ordered 19/2/2021



FLOORPLAN

Marcuse Road Caterham

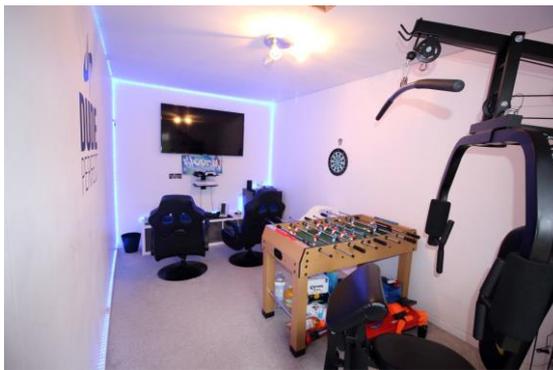
Approximate Gross Internal Area
969 sq ft - 90 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2021
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