



A 1927 BUILT PROPERTY WITH THREE BEDROOMS & TWO RECEPTION ROOMS
11' 7" x 19' 0" (3.54m x 5.80m) KITCHEN / DINING ROOM* * 16' 4" x 7' 2" (4.97m x 2.19m) SUN LOUNGE / GARDEN ROOM * *MODERN FIRST FLOOR BATHROOM AND DOWNSTAIRS CLOAKROOM
BEDROOM ONE WITH BESPOKE FITTED WARDROBES AND CUPBOARDS
SECLUDED REAR GARDEN, GARAGE AND AMPLE OFF ROAD PARKING

AN IMPRESSIVE THREE BEDROOM FAMILY HOME located in a tree-lined road adjacent to Queens Park. The house has a front facing Lounge and an open planned modern Kitchen / Dining Room with built-in appliances and a separate Sun Lounge / Garden Room. Outside there is a level 100' plus Rear Garden with several secluded seating areas and a raised Pool and a Hot Tub which are to remain. Just behind the Garage, within the Garden, there is a timber built 'Home Office/Gym' with power and light and internet connection.

There is a Detached Garage and ample off-road parking for several vehicles.

A VERSATILE AND WELL-PLANNED FAMILY HOME SET IN A CONVENIENT AND POPULAR LOCATION!

Birch Avenue, Caterham on the Hill, Surrey CR3 5RW
ASKING PRICE: £595,000 FREEHOLD



Further cupboard housing the gas and electric meter plus fuse box. Radiator.

LOUNGE 13' 2" into bay x 12' 8" (4.01m into bay x 3.86m)

Double glazed bay window to the front, 'Period Style' fireplace with decorative tiled inserts, wood effect herringbone style design flooring, TV point and double radiator.

KITCHEN / DINING ROOM 11' 7" x 19' 0" (3.54m x 5.80m)

A large open plan room with a double-glazed window to the side and double glazed french doors to the Sun Lounge/Garden Room from the Dining Area. The Kitchen also has a double-glazed window to the rear and a has a modern range of wall and base units with 'Quartz' complimentary worktops with moulded drainer and single bowl sink unit with a mixer tap and cupboards below. Adjacent to the Quartz worktop there is also a 'Bespoke' built River Table Breakfast Bar which will remain. A full range of built in appliances which includes a **NEFF** six ring Induction Hob with an extractor fan above and a purpose-built cutlery drawer and pan drawers below. There is also a built-in double oven plus a grill/microwave combi oven, **MIELE** Dishwasher and a **NEFF** washer/dryer. To the side of the oven there is a large recess to house a Fridge /Freezer with cold water plumbing. Wood effect flooring to a herringbone design throughout, double radiator.

SUN LOUNGE / GARDEN ROOM 16' 4" x 7' 2" (4.97m x 2.19m)

Two skylight windows to the ceiling and a set of five bi-fold double glazed doors leading to the rear Garden. Built in storage cupboard housing a wall mounted Worcester gas fired boiler, roll top double radiator.

FIRST FLOOR ACCOMMODATION
LANDING

Double glazed window to the side, access to the loft space with a retractable ladder.



DIRECTIONS

From Caterham on the Hill High Street, proceed along Court Road, take the first left into Birch Avenue, the house is on the left hand side.

LOCATION

Birch Avenue is an ideal location being with easy reach of local amenities and shops in Caterham on the Hill and Caterham Valley. Within a mile of the house in Caterham Valley is Caterham railway station which has a train service into Croydon and Central London. The M25 can be accessed at junction 6 at nearby Godstone.

The area has a great selection of schools for all age groups in the public and private sectors including a choice of pre-school Nurseries. Within a mile of the property there are also many recreational attractions including countryside walks in Chaldon, the Surrey National Golf Course and a Sports Centre located in Burntwood Lane.

The house is almost adjacent to Queens Park which is ideal for dog walking and has sports and recreational facilities including Caterham Bowls Club, tennis courts, a croquet lawn and Queens Park Pavilion.

**A PEACEFUL AND IDEAL LOCATION
FOR ALL THE FAMILY.**

ACCOMMODATION

OPEN PORCH

Outside courtesy light, double glazed and part panelled front door to:

ENTRANCE HALLWAY

Open plan to the Kitchen / Dining Room, double glazed frosted window to the front, inset spotlighting to the ceiling, staircase to the first-floor landing, wood effect flooring in a herringbone design, double radiator.

CLOAKROOM

Double glazed frosted window to the side, white suite comprising of a low flush WC and a wall mounted wash hand basin with a mixer tap and cupboard below.

BEDROOM ONE 14' 1" into bay x 9' 7" to wardrobes (4.29m into bay x 2.93m to wardrobes)

Double glazed bay window to the front with built in drawer storage and cupboard units below. There is a full wall of 'Bespoke' built in wardrobes to one wall, TV point and double radiator.

BEDROOM TWO 11' 4" x 11' 11" (3.45m x 3.62m)

Double glazed window to the rear with views onto the large rear garden. Three built in wardrobes, double radiator.

BEDROOM THREE 8' 5" x 6' 11" (2.57m x 2.11m)

Double glazed window to the front, radiator

BATHROOM

Double glazed frosted window to the rear, white modern suite comprising of a shaped 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, heated towel rail / radiator and wood effect flooring.

OUTSIDE

DRIVEWAY

To the front of the house there is a large driveway providing parking for several vehicles. The driveway extends down the side of the house shared with the neighbour and leading to the Detached Garage and access to the rear Garden.

DETACHED GARAGE

Large, detached Garage with a side door to the Garden and an up and over door to the front, power and light.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

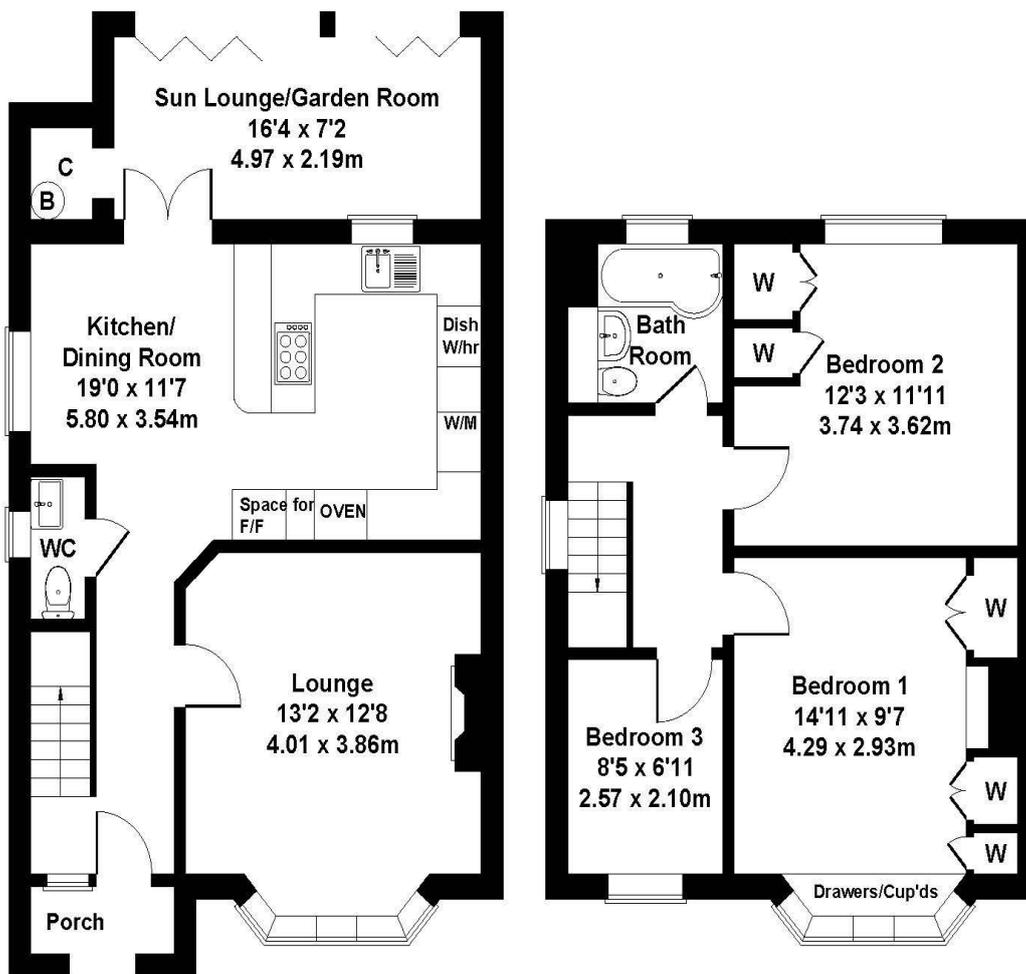
WWW.EPC4U.COM



FLOORPLAN

Birch Avenue

Approximate Gross Internal Area
1184 sq ft - 110 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

REAR GARDEN

The level west facing rear garden extends more than 100' in length and is divided into several distinct areas. To the rear of the house there is a secluded seating area with a 'Hot Tub' which is to remain. There is a lawn with a path to the side door to the Garage and to a useful Summerhouse / Home Office / Gym which has power and light as well as internet access. The path extends to a further decked seating area and a split-level patio and a 'Circular' raised fibreglass swimming pool with a 'Dolphin' motive which is to remain, an ideal entertaining area. The Pool is heated by an 'Air Heat Source Pump' for better economy and filter equipment all within a Summerhouse at the rear of the plot.

COUNCIL TAX

The current Council Tax Band is 'D', via Tandridge Council. Their website address to fully confirm the Council Tax Band and amount payable is: <https://www.tandridge.gov.uk/Council-tax/Your-council-tax-2024-2025>.

27/6/2024





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