



- *A DETACHED TWO DOUBLE BEDROOM BUNGALOW REQUIRING UPDATING AND MODERNISATION***
- *GAS FIRED CENTRAL HEATING WITH COMBINATION BOILER (not tested)***
- *GREAT SIZE KITCHEN/BREAKFAST ROOM WITH SPACE FOR A TABLE***
- *CONVENIENT LOCATION FOR ACCESS TO THE TOWN CENTRE* *NO ONWARD CHAIN!***

A DETACHED TWO DOUBLE BEDROOM BUNGALOW located within approximately half a mile of Caterham Valley Town Centre. The Bungalow **does require UPDATING** and has **GREAT POTENTIAL** to extend to the rear and into the loft, subject to planning permission. To the front of the property there is a good size front garden with ample space to create a **hard-standing for OFF ROAD PARKING** for several vehicles, subject to planning permission. **AN IDEAL PROPERTY TO RENOVATE TO YOUR OWN SPECIFICATION!**

Croydon Road, Caterham, Surrey CR3 6QF
ASKING PRICE: 'Offers in Excess of' £350,000 FREEHOLD



DIRECTIONS

From Caterham Valley Town Centre proceed along Croydon Road towards Whyteleafe, the property is on the right hand side just beyond the turning into Beechwood Gardens.

LOCATION

Ideally located for Caterham town centre and railway station which is approximately half a mile from the property. Caterham railway station has a regular service into either London Bridge or Victoria and Croydon, so ideal for the commuter. The M25 motorway can be accessed at nearby Godstone, junction 6.

The town has a great selection of local and high street shops which includes two supermarkets and Caterham railway station. The car commuter can access the M25 at nearby Godstone, junction 6.

The area has a good selection of Infant & Junior Schools in the Valley and in Caterham on the Hill, a secondary school at De Stafford in Burntwood Lane and a selection of private schools which includes Caterham School in Harestone Valley Road.

Caterham also has plenty of recreational facilities which includes Manor Park, White Knobs Park, De Stafford Sports Centre, Surrey National Golf Club in Chaldon and many fine countryside walks in the surrounding greenbelt countryside and woodland.

**A GREAT LOCATION FOR
TOWN & COUNTRY LOVERS !**

ACCOMMODATION

ENTRANCE PORCH

Enclose Entrance Porch with a courtesy light.

ENTRANCE HALLWAY 18' 5" x 2' 7" (5.62m x 0.79m)

Picture rail surround, heating programmer, access to the loft, radiator.

LOUNGE 11' 4" x 10' 1" (3.45m x 3.07m)

Windows and a single glazed door to the rear garden, picture rail surround, TV point and double radiator.

KITCHEN 10' 5" x 12' 5" (3.18m x 3.78m)

Double aspect with windows to the rear and side, L'shape base unit with a single bowl sink unit with a mixer tap. Space for a cooker with a gas point. Tiled fireplace with a storage cupboard to one side and a cupboard housing a wall mounted gas fired combination boiler, gas and electric meters, and electric fusebox. Recessed larder with a frosted window to the side, door to:

REAR LOBBY

Access to the rear Garden and two Store Rooms.

BEDROOM ONE 13' 9" INTO BAY x 10' 2" (4.18m x 3.10m)

Square bay window to the front, picture rails surround and double radiator.

BEDROOM TWO 12' 3" INTO BAY x 10' 3" (3.73m x 3.12m)

Square bay window to the front. two built in double wardrobes with locker space above, picture rail surround and double radiator.

BATHROOM 7' 2" x 5' 10" (2.19m x 1.78m)

L'shaped with a frosted window to the side. Coloured suite comprising of a panelled bath, pedestal wash hand basin and a low flush WC, half tiled surrounds, radiator, Airing Cupboard with shelving.

OUTSIDE

FRONT GARDEN

There is a set of steps from the road level and a path to the front door. There is a path leading to a secure gated side access. The remainder of the garden is mainly laid to lawn with a hard standing area.



REAR GARDEN

The rear Garden extends approximately 50' in length. There is a patio and a raised patio with a set of steps leading up to a level lawn area and further patio. The garden has a hedgerow border to one side and panelled fencing to the opposite side and rear.

COUNCIL TAX

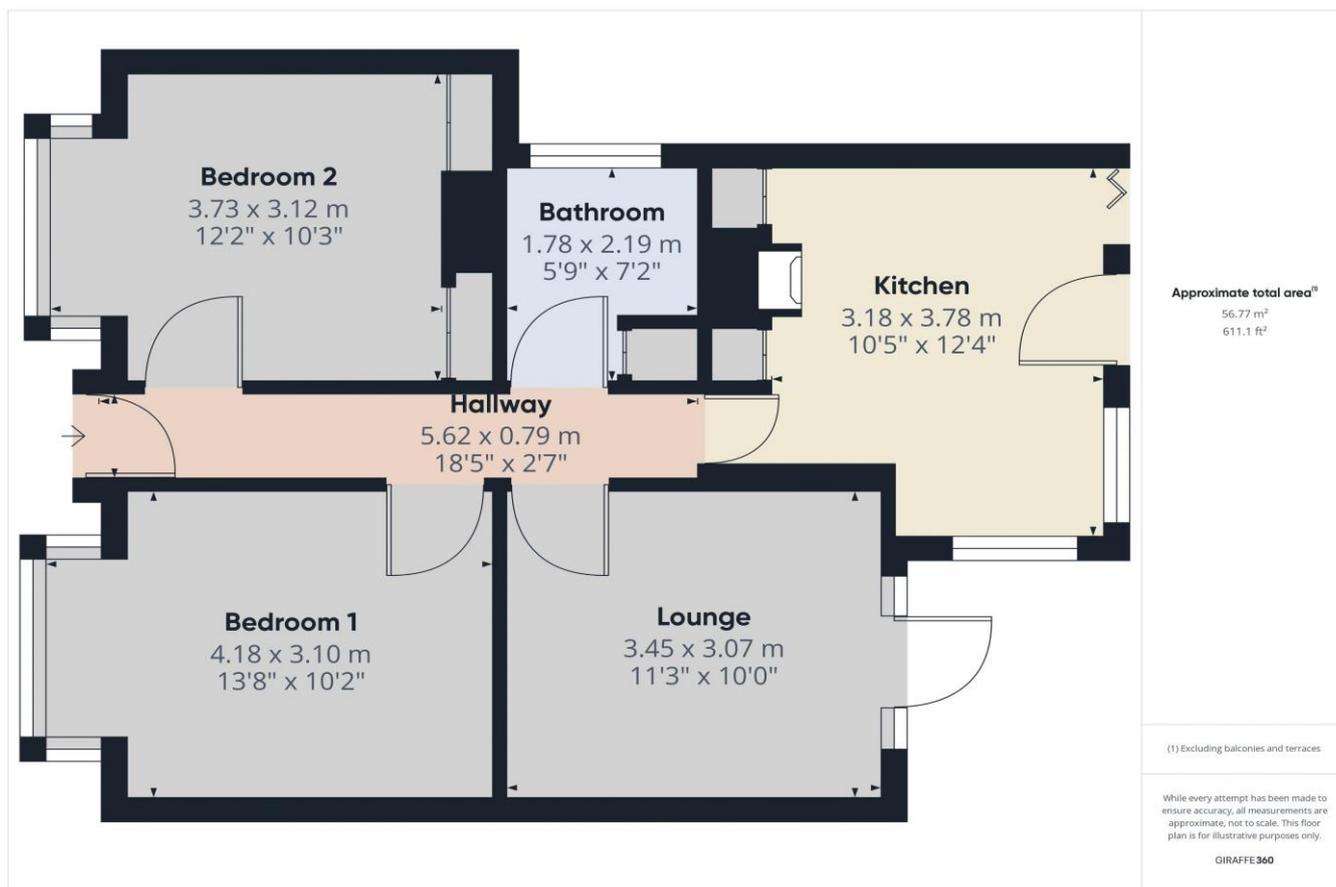
The current Council Tax Band is 'E', via Tandridge Council. Their website address to fully confirm the Council Tax Band and amount payable is:
<https://www.tandridge.gov.uk/Council-tax/Your-council-tax-2024-2025>.

2/5/2024

ENERGY PERFORMANCE CERTIFICATE (EPC) Ordered 2/5/24



FLOORPLAN



DATA PROTECTION ACT 1998

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