



***THREE BEDROOM SEMI DETACHED* *TWO RECEPTION ROOMS*
 *21' 8" x 7' 11" (6.60m x 2.42m) MAX UTILITY & HOME OFFICE***

***MODERN KITCHEN & BATHROOM* *SECLUDED REAR GARDEN WITH SEVERAL SEATING AREAS* *LOCATED
 WITHIN A QUARTER OF A MILE OF COULSDON COMMON***

A THREE BEDROOM SEMI DETACHED HOUSE, it is immaculately presented through out and has a useful separate **UTILITY/HOME OFFICE** converted from the Garage. There is a driveway with ample off road parking for several vehicles. The house is double glazed and had gas central heating, a modern Kitchen and a first floor Bathroom. The **SECLUDED REAR GARDEN** is landscaped for easy maintenance, **VIEWING RECOMMENDED!**

Milton Road, Caterham on the Hill, Surrey CR3 5JJ
ASKING PRICE: £415,000 FREEHOLD



DIRECTIONS

From Caterham on the Hill High Street proceed straight on at the roundabout into Town End and on into Buxton Lane, at the next roundabout turn left into Ninehams Road, take the third left turn into Milton Road, the house is on the left handside.

LOCATION

The house is located within three quarters of 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 with services into Croydon and Central London. The M25 motorway can be accessed at Godstone junction 6. There is also a regular Bus service from Caterham to East Grinstead, Croydon and Sutton.

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

Double glazed door and a double glazed door to the Entrance Hall. Wood effect flooring.

ENTRANCE HALLWAY 10' 4" x 5' 0" (3.15m x 1.52m)

Double glazed window to front and a double glazed UPVC front door, coved ceiling and radiator, return stair case to the first floor landing.

LOUNGE 11' 3" x 9' 3" (3.43m x 2.81m)

Double glazed square bay window to front, coved ceiling, wood effect flooring and radiator.

DINING ROOM 9' 9" x 9' 3" (2.97m x 2.83m)

Double glazed window to rear with a set of double glazed french doors to the rear patio, coved ceiling, recessed fireplace with base unit storage cupboards to either side, wood effect flooring and a vertical column radiator.

KITCHEN 8' 7" x 5' 0" (2.62m x 1.52m)

Double glazed window to rear, range of gloss white wall and base units with matching worktops. Built in electric oven and grill with a four ring Induction hob and extractor fan above. Single bowl stainless steel sink unit with a mixer tap and cupboards under, space for a fridge, space and plumbing for a slimline dishwasher, wood effect flooring, door to the Dining Room.

FIRST FLOOR ACCOMMODATION

LANDING

Double glazed window to side, access to the loft, wood effect flooring.

BEDROOM ONE 11' 8" x 9' 7" (3.56m x 2.91m)

Double glazed square bay window to the front, wall of sliding mirrored door wardrobes, wood effect flooring, radiator.

BEDROOM TWO 9' 9" x 9' 7" (2.98m x 2.91m)

Double glazed window to rear, built in sliding door mirrored wardrobe, radiator.

BEDROOM THREE 6' 2" x 5' 0" (1.88m x 1.52m)

Double glazed window to front, coved ceiling and radiator.



BATHROOM 6' 2" x 5' 0" (1.89m x 1.52m)

Double glazed frosted window to rear, modern suite comprising of a corner shower cubicle with a mixer shower fitment, pedestal wash hand basin and a low flush WC. Tiled surrounds and tiled flooring.

OUTSIDE

UTILITY ROOM & HOME OFFICE 21' 8" x 7' 11" narrowing to 4'5" (6.60m x 2.42m narrowing to 1.34m)

Converted from the Garage this is a useful room, wall mounted POTTERTON combination boiler, space and plumbing for a washing machine, space for a further appliance, worktop and power & light. There is a double glazed door to the garden and a Home Office area, double radiator.

DRIVEWAY

The driveway is brick blocked paved and provides off road parking for 2 - 3 vehicles.

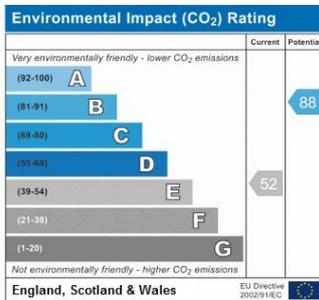
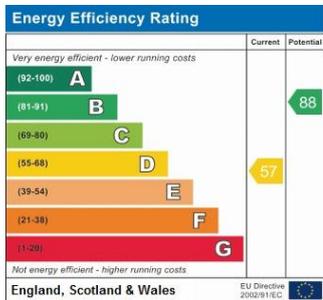
REAR GARDEN

Secluded rear garden over several tiers, designed for easy maintenance with a choice of seating areas. To the rear of the garden there is a built in shed, the garden has panelled fencing to both sides.

01/12/2020



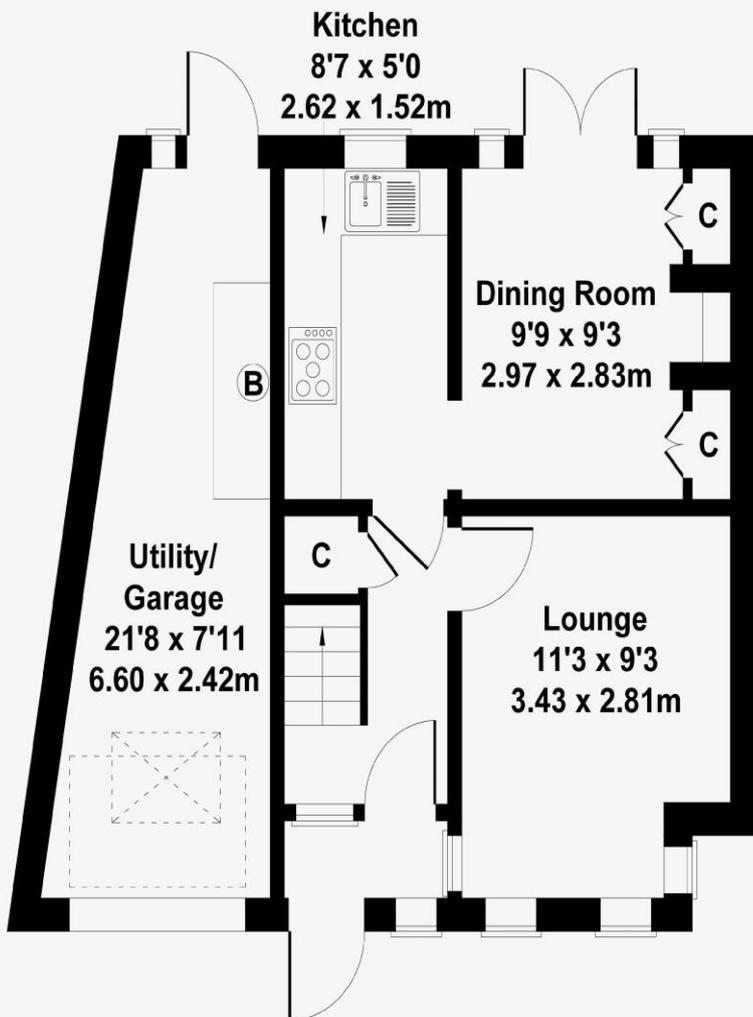
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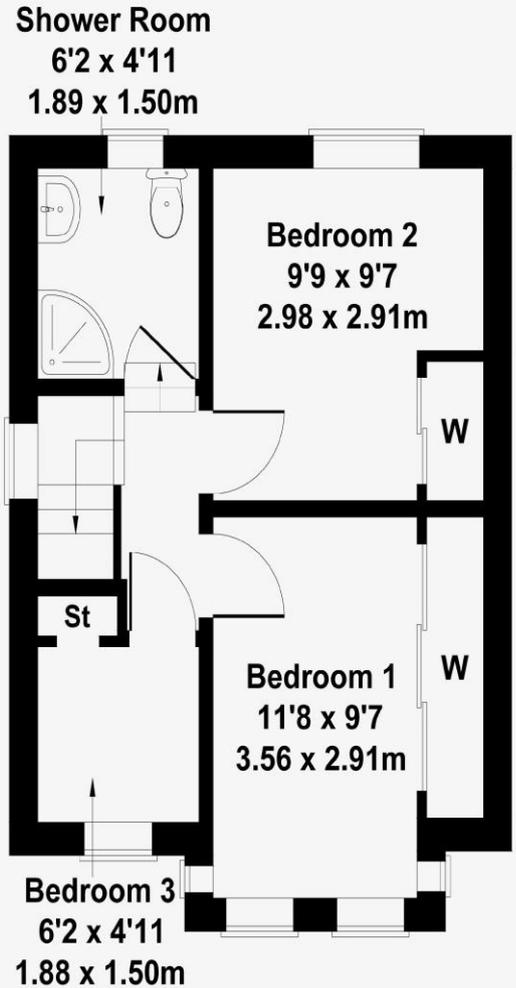
FLOORPLAN

Milton Road

Approximate Gross Internal Area
775 sq ft - 72 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2020
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