



***FOUR BEDROOM DETACHED FAMILY HOME* *LOUNGE & EXTENDED SECOND RECEPTION/DINING ROOM*
 UTILITY ROOM / STUDY *FIRST FLOOR SHOWER ROOM & DOWNSTAIRS CLOAKROOM*
 DOUBLE GLAZED & GAS CENTRAL HEATING
 *PRIVATE COTTAGE STYLE REAR GARDEN & GARAGE***

A DECEPTIVELY LARGE FOUR BEDROOM DETACHED HOUSE with two reception rooms located centrally in Caterham on the Hill a short walk from local shops and amenities. The house has a Garage with off road parking and well established front and rear gardens. In addition to the Kitchen there is a useful Utility Room / Study with access to the Garden via a side path.

AN INTERNAL VIEWING IS RECOMMENDED, NO ONWARD CHAIN!

Town End, Caterham on the Hill, Surrey CR3 5UJ
GUIDE PRICE: £485,000 to £500,000 FREEHOLD



DIRECTIONS

From the High Street in Caterham on the Hill proceed straight on at the roundabout into Town End, the property is on the right hand side.

LOCATION

Town End is an ideal location being with easy reach of local amenities and shops in Caterham on the Hill and Caterham Valley. Caterham Railway Station which has a train service into Croydon and Central London is within a half a mile of the house. 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, nearby Queens Park, the Surrey National Golf Course and a Sports Centre located in Burntwood Lane.

**AN IDEAL LOCATION
FOR BOTH THE COMMUTER AND A FAMILY!**

ACCOMMODATION

ENTRANCE PORCH

Enclosed Porch with a part wood panelled and coloured stained glass style front door, two windows to front and a courtesy light.

ENTRANCE HALLWAY

Double glazed frosted panelled front door, herringbone wood flooring, return staircase to the first floor landing, double radiator, door to:

CLOAKROOM

Frosted window to front, suite comprising of a wall mounted wash hand basin with a tiled splashback and low flush WC, radiator.

FRONT FACING LOUNGE 15' 6" x 11' 10" (4.72m x 3.60m)

Double glazed window to front, glass panelled doors to the rear Reception Room, wood parquet flooring, fireplace with a fitted gas fire.

REAR LOUNGE/DINING ROOM 19' 1" x 10' 5" (5.81m x 3.17m)

Double glazed window to the rear and a double glazed door to the rear garden, wood effect laminate flooring, high level double glazed window to side, fitted gas fire and radiator, door to :

UTILITY ROOM /STUDY 8' 10" x 8' 10" (2.70m x 2.70m)

Double glazed window to the rear and single glazed door to the side access leading to the rear garden, double radiator, access to the Rear Lounge/Dining Room and Kitchen. Plumbing and space for a washing machine, an ideal Study Room if required.

KITCHEN 12' 0" x 8' 10" (3.65m x 2.68m)

Double glazed frosted window to side, range of wall and base units with matching worktops, Zanussi cooker to remain, one and a half bowl stainless steel sink unit with a mixer tap and cupboards under, space and plumbing for a slimline dishwasher. access to an under stairs storage cupboard and a further storage cupboard.

FIRST FLOOR ACCOMMODATION

LANDING 10' 0" x 7' 3" (3.05m x 2.21m)

Double glazed frosted window to side, access to the loft, airing cupboards with the hot water tank and shelving.

BEDROOM ONE 9' 3" x 12' 7" (2.83m x 3.83m)

Double glazed window to rear, double radiator.

BEDROOM TWO 8' 10" x 11' 10" (2.70m x 3.61m)

Two double glazed windows to the front, radiator.



BEDROOM THREE 9' 0" x 7' 4" (2.74m x 2.23m)

Double glazed window to front, radiator.

BEDROOM FOUR 8' 5" x 6' 2" (2.56m x 1.89m)

Double glazed window to side, radiator.

SHOWER ROOM 5' 7" x 6' 8" (1.70m x 2.04m)

Double glazed frosted window to rear, modern white suite comprising of a corner shower cubicle with an electric shower fitment, vanity wash hand basin with a fitted mirror and light above and a low flush WC. Half tiled surrounds and tiled flooring, heated towel rail / radiator.

OUTSIDE

FRONT GARDEN

The front garden has flowerbeds with established planting to either side of a path leading to the house, secure access to the side of the house.

REAR GARDEN

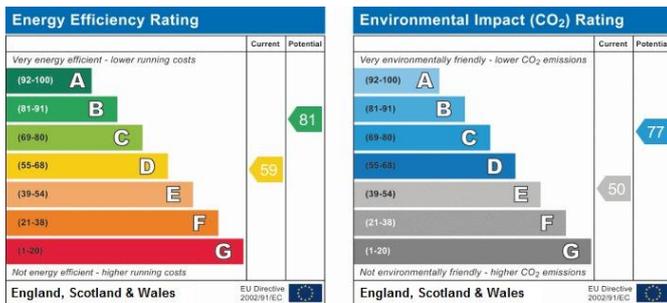
A 'Cottage' style rear Garden with pathways leading to the rear of the plot. There is a good size patio to the rear of the house and a further smaller patio at the rear of the garden next to a garden storage shed. A gate leads to the driveway leading to the Garage.

GARAGE

There is a single Garage accessed via a driveway to the side of the house. The Driveway also provides access to the neighbouring property, however the Driveway is owned by the house.

16/10/2020

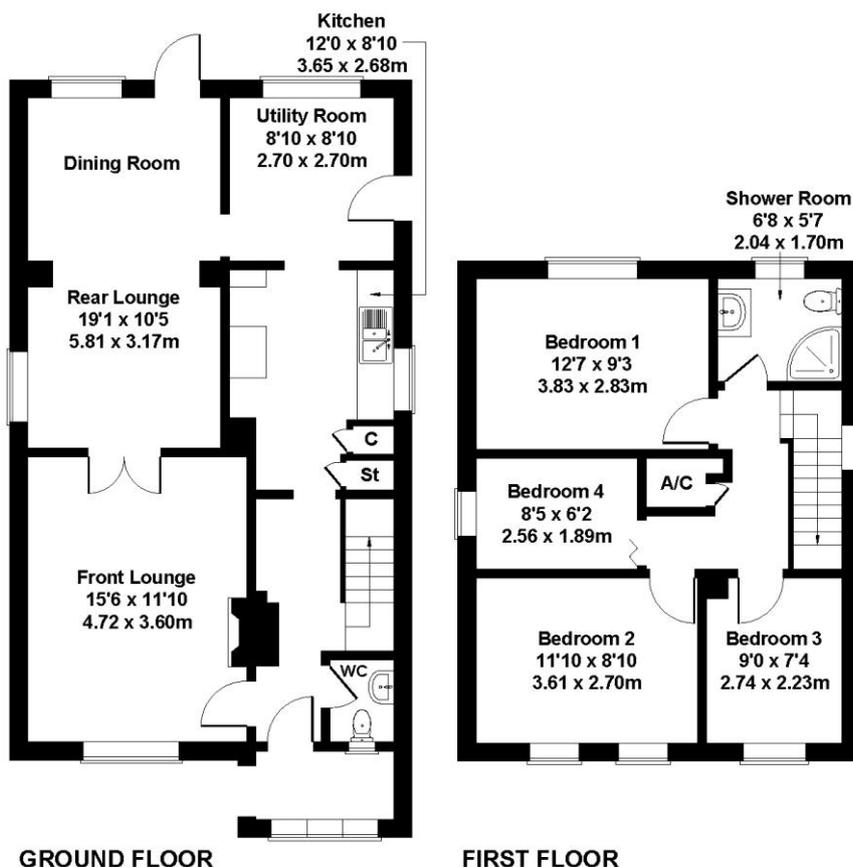
EPC GRAPH



FLOORPLAN

Townend

Approximate Gross Internal Area
1227 sq ft - 114 sq m



Not to Scale. Produced by The Plan Portal 2020
For Illustrative Purposes Only.





DATA PROTECTION ACT 1998

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P . A . Jones Property Solutions, 77-79 High Street , Caterham, Surrey, CR3 5UF
Phone: Sales : 01883 348035 / Lettings : 01883 343355, Email: info@pajonespropsolutions.co.uk
www.pajonespropertyolutions.co.uk