

01883 348035 OPTION 1.



TWO DOUBLE BEDROOM CHALET STYLE BUNGALOW

SITTING ROOM, BREAKFAST ROOM & CONSERVATORY* *BRAND NEW KITCHEN & SHOWER ROOM

MASTER BEDROOM WITH EN-SUITE CLOAKROOM* *LEVEL PLOT WITH GREAT POTENTIAL TO EXTEND (SUBJECT TO PLANNING PERMISSION)* *POPULAR RESIDENTIAL CUL-DE-SAC, NO ONWARD CHAIN!

AN ATTRACTIVE TWO DOUBLE BEDROOM BUNGALOW located in a cul-de-sac within half a mile of Coulsdon Common. This is a property with GREAT POTENTIAL to extend to the side, subject to planning permission. There is a recently fitted Kitchen, Shower Room and En-suite Cloakroom to the Master Bedroom.

Level secluded Rear Garden and great OFF ROAD PARKING!

Ninehams Close, Caterham, Surrey CR3 5LQ

ASKING PRICE: £439,950 FREEHOLD



DIRECTIONS

From Caterham on the Hill High Street proceed straight on into Town End and continue into Buxton Lane, at the next roundabout turn left into Buxton Lane and then right into Ninehams Close, the property is on the right handside.

LOCATION

Ninehams Close is on the borders of Caterham and Old Coulsdon just a few hundred yards from the picturesque Coulsdon Common. Local amenities, shops, schools, dentists and doctors can be found in Caterham on the Hill and Old Coulsdon (which is the other side of Coulsdon Common) including a Tesco Supermarket at The Village, all within two miles of the property.

The Oasis Academy is within a mile of the property in Old Coulsdon and caters for the age group 11 - 16 year olds, De Stafford School is also within the area in Burntwood lane Caterham as well as a choice of many infant and primary schools in the Caterham area.

The commuter into London has a choice of railway stations at either Caterham Valley, Whyteleafe or Coulsdon with services into Croydon, London and the South Coast. The M25 motorway can be accessed at nearby Godstone, Junction 6 for the car commuter.

**A LOCATION CLOSE TO TOWN
AND PROTECTED COUNTRYSIDE !**

ACCOMMODATION

ENTRANCE PORCH

Covered entrance porch with a light.

ENTRANCE HALLWAY

L-shaped panelled frosted glazed front door, wood effect flooring, double radiator, open plan to:

STUDY 9' 8" x 8' 3" (2.95m x 2.52m)

Double glazed oriel bay diamond leaded light window to the front with an under window storage housing the electric and gas meters and fusebox, telephone point,

return staircase to the first floor landing and Master Bedroom, understairs storage cupboard.

FRONT FACING LOUNGE / BEDROOM TWO 14' 5" x 10' 11" (4.40m x 3.33m)

Double glazed diamond leaded light bay window to front, picture rail surround, fireplace surround, telephone point and double radiator.

SITTING ROOM 10' 10" x 10' 11" (3.30m x 3.34m)

Open plan to the Breakfast Room, coved ceiling and picture rail surround, feature fireplace with a gas effect coal fire, TV point, double radiator, wood effect flooring.

BREAKFAST ROOM 5' 9" x 9' 11" (1.76m x 3.02m)

Multi-paned floor to ceiling windows to either side of a set of glazed panelled doors to the Conservatory / Sun Lounge, inset spot lighting, open plan to the Kitchen, double radiator.

SUN LOUNGE / CONSERVATORY 9' 7" x 10' 6" (2.91m x 3.20m)

Double glazed windows to all sides, insulated roof, double glazed door to the rear patio and garden, power.

KITCHEN 9' 0" x 8' 6" (2.74m x 2.58m)

Double glazed window to the rear, glazed and panelled door to the side. Range of newly fitted wall (with under unit lighting) and base units with matching worktops, tiled surrounds, built in electric oven and grill with a four ring electric ceramic hob and an extractor fan above. Space and plumbing for a dishwasher and space for a fridge / freezer. Access to a loft area housing a combination gas central heating boiler.

SHOWER ROOM 7' 9" x 5' 3" (2.35m x 1.61m)

Double glazed diamond leaded light window to side, modern suite comprising of a large walk-in shower unit with a mixer tap thermostatic shower fitment, vanity wash hand basin and low flush WC. Ladder style chrome finished heated towel, double radiator,



tiled flooring and surrounds and inset spot lighting to the ceiling.

FIRST FLOOR ACCOMMODATION

LANDING

Door to the Master Bedroom.

MASTER BEDROOM 15' 2" x 9' 8" (4.62m x 2.94m)

Double glazed skylight windows to front and rear, recessed wardrobe area with hanging space, double radiator. Door to:

EN-SUITE CLOAKROOM 7' 10" x 4' 7" (2.39m x 1.39m)

Double glazed skylight window to the side, vanity wash hand basin with tiled splashback, low flush WC

OUTSIDE

FRONT GARDENS

The front garden has a lawn area with some herbaceous borders. There is a wide driveway with ample off road parking for several vehicles. Side access to the rear garden.

UTILITY ROOM 7' 9" x 7' 8" (2.36m x 2.33m)

This is located behind the Storage Unit to the front of the property. Double glazed window to rear, double bowl sink unit with a mixer tap, space and plumbing for a washing machine, power and light.

STORAGE (FORMER GARAGE) 8' 9" x 7' 7" (2.66m x 2.32m)

Double doors to the front, a useful storage area.

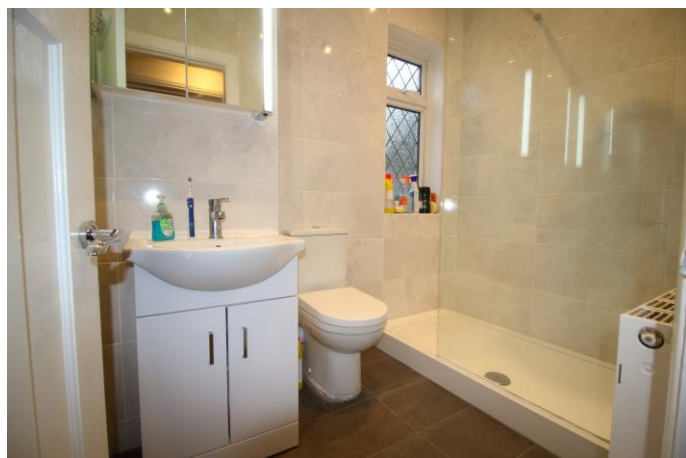
REAR GARDEN

A level rear garden with a rear patio and a further patio to the rear of the garden. There is an extensive lawn area with established flowerbed borders, within the garden there is also a Garden Room, a useful Office from Home in the warmer months!

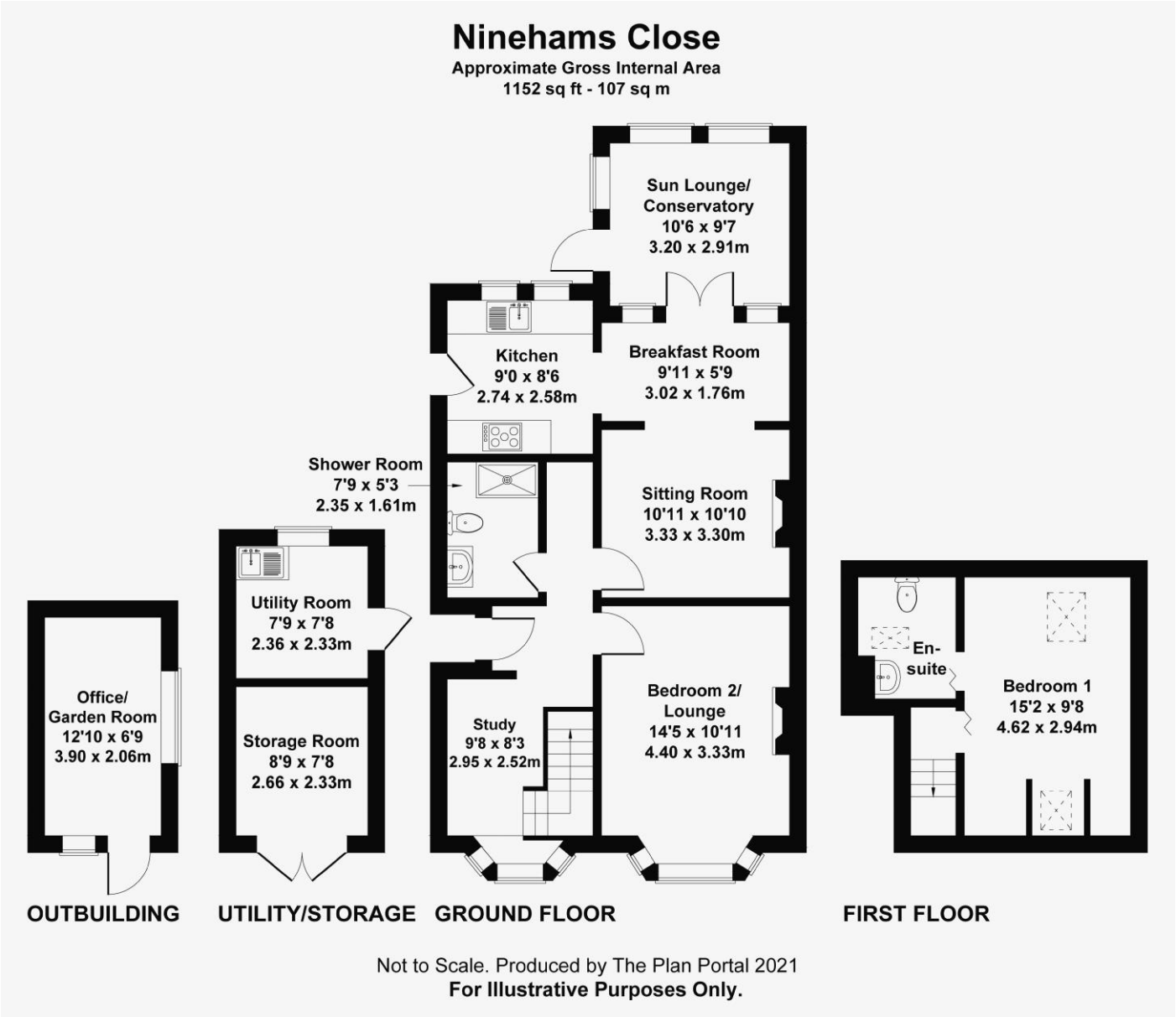
GARDEN ROOM 12' 10" x 6' 9" (3.90m x 2.06m)

Double glazed window to the side, currently used as a Home Gym, power and light.

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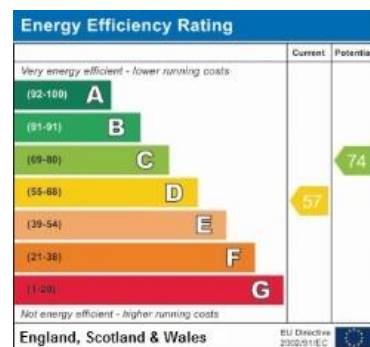


FLOORPLAN





ENERGY PERFORMANCE CERTIFICATE



DATA PROTECTION ACT 1998

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