

Residential Sales & Lettings

01883 348035 OPTION 1.



15' 4" x 11' 8" (4.67m x 3.56m) LIVING ROOM* *GLOSS WHITE KITCHEN UNITS* *DOWNSTAIRS CLOAKROOM
DOUBLE GLAZED & GAS CENTRAL HEATING* *TWO ALLOCATED OFF ROAD PARKING SPACES
DELIGHTFUL REAR LANDSCAPED GARDEN WITH A SOFT PLAY AREA!

A MODERN AND IMMACULATED PRESENTED TWO DOUBLE BEDROOM HOUSE tucked away in the corner of a popular cul-de-sac in Hambleton Park. A peaceful location within half a mile of local shopping facilities and within a mile of Caterham Valley Town Centre and Railway Station. The house has a modern Kitchen and Bathroom and beautiful 'Landscaped Gardens'. **A GREAT FIRST TIME PURCHASE!**

Gwynne Road, Hambleton Park, Caterham, Surrey CR3 5FH
ASKING PRICE: £359,950 FREEHOLD



DIRECTIONS

From the High Street in Caterham on the Hill proceed along Court Road, at the junction turn left into Chaldon Road and right at the roundabout into Coulsdon Road. At the next roundabout turn left into Hambledon Park. At the junction turn left into St Lawrence Way and then third left into Gwynne Road, bear left and left again and the house is on the right hand side.

LOCATION

The house is located in a popular residential location within Hambledon Park. The area has a good selection of local shops in nearby Coulsdon Road and Westway which includes a Tesco Supermarket at The Village.

A regular bus service can be accessed along the Coulsdon Road with services into Caterham, Caterham Valley, Coulsdon and Croydon. The area also has a good selection of schools at infant and junior level including nursery schools.

Caterham Valley has further High Street shops and Caterham Railway Station with regular services into Croydon and Central London (Victoria & London Bridge) Chaldon is within half a mile of the flat with picturesque greenbelt countryside, woodland and the Surrey National Golf Course.

**A MODERN HOUSE SET WITHIN
A PEACEFUL AND CONVENIENT LOCATION**

ACCOMMODATION

ENTRANCE HALLWAY

Double glazed and stained glass panelled front door, built in cloaks cupboard / storage, grey wood effect flooring, radiator.

CLOAKROOM

Double glazed leaded light frosted window to front, white suite comprising of a vanity wash hand basin and a low flush WC, radiator and grey wood effect flooring.

LIVING ROOM 15' 4" x 11' 8" (4.67m x 3.56m) Max Double glazed sliding patio doors to the rear garden and seated decked area, coved ceiling, TV point, wood effect flooring and two radiators.

KITCHEN

10' 8" x 5' 7" (3.25m x 1.70m) Double glazed leaded light window to front, range of modern gloss white wall and base units with a pull out larder and soft closing doors and matching work surfaces, black single bowl sink unit with a mixer tap and cupboards under, space and plumbing for a washing machine and space for a fridge / freezer. Wall mounted IDEAL gas combi boiler set within a wall unit, four ring gas hob with an extractor fan above and an integral electric oven & grill, built in Microwave. Grey wood effect flooring and an electric kick-board fan heater.

FIRST FLOOR ACCOMMODATION

LANDING

Coved ceiling and access to the loft.

BEDROOM ONE

11' 8" x 9' 8" (3.55m x 2.94m) Max Double glazed leaded light window to rear, coved ceiling and radiator.

BEDROOM TWO

9' 7" x 9' 8" (2.92m x 2.94m) Double glazed leaded light window to front, coved ceiling, large built in double wardrobe and separate storage cupboard/airing cupboard, radiator.

BATHROOM

Modern white suite comprising of a panelled bath with a mixer tap and a separate thermostatic controlled shower above plus a hand held shower fitment, vanity wash hand basin and a low flush WC. Tiled surrounds and flooring, radiator / heated towel rail.

OUTSIDE

TWO ALLOCATED PARKING SPACES

Opposite the house there are two allocated off road parking spaces.



FRONT GARDEN

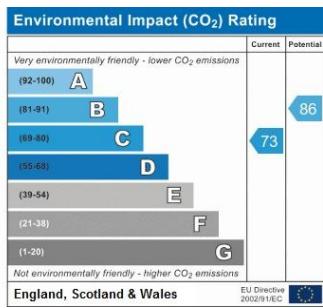
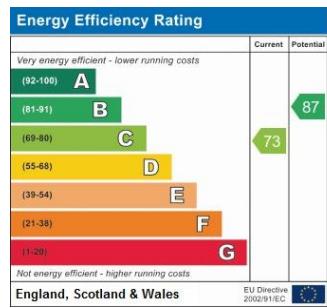
The front garden has been landscaped with a lawn area and a raised bed and a raised planter set on a white stone base. There is a paved path to the front door.

REAR GARDEN

The rear garden has been landscaped with a central lawn area with two raised beds to either side and a soft play area to the rear of the garden. There is a decked seating area with up-lighters within the decking to the rear of the house, ideal for entertaining.

14/11/2020

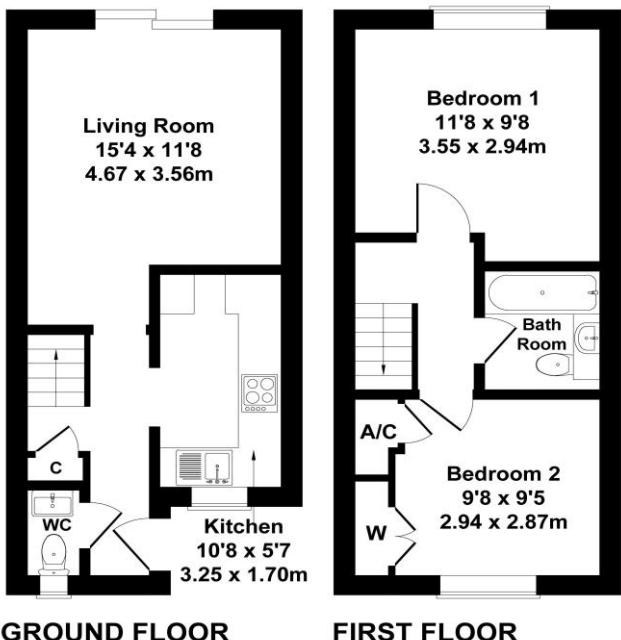
EPC GRAPH



FLOORPLAN

Gwynne Road, Hambledon Park

Approximate Gross Internal Area
614 sq ft - 57 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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