



A DETACHED THREE BEDROOM BUNGALOW - NO ONWARD CHAIN! *17' 9" into bay x 15' 9" (5.41m x 4.80m) narrowing to 11'11 (3.63m) LIVING ROOM* *KITCHEN & UTILITY AREA PLUS SUN LOUNGE*
 MASTER BEDROOM WITH BUILT-IN WARDROBES *DOUBLE GLAZED & GAS CENTRAL HEATING*
 CONVENIENT LOCATION FOR LOCAL SHOPS AND TRANSPORT LINKS

A LARGE DOUBLE FRONT DETACHED THREE BEDROOM BUNGALOW set on a wide level plot and within a popular residential road. The property has great potential to extend (subject to planning permission) to the side or into the loft space. There is a great size Living Room, Sun Lounge, a separate Kitchen and a modern four-piece white Bathroom. Outside there is a Detached Garage, large driveway and a **SECLUDED LEVEL REAR WEST FACING GARDEN**.

Essendene Road, Caterham on the Hill, Surrey CR3 5PB
Asking Price: £715,000 Freehold



a separate door to the Sun Lounge. Coved ceiling, wood block parquet flooring throughout, feature fireplace with decorative tiled inserts, TV point and two double radiators.

SUN LOUNGE 8' 11" x 11' 6" (2.72m x 3.50m)

Double glazed windows to all aspects, door to Utility Area, quarry tiled flooring and double radiator.

KITCHEN 9' 4" x 8' 8" (2.84m x 2.64m)

Double glazed door to the Utility Area, range of wall and base units with matching worktops and tiled surrounds, one and a half bowl sink unit with a mixer tap and cupboards under, space for a cooker and fridge freezer, space and plumbing for a dishwasher, tiled flooring, doors to the Entrance Hallway and Living Room.

UTILITY AREA

Lean to style, space and plumbing for a washing machine and space for a tumble dryer, tiled flooring, sliding patio doors to the rear garden.

BEDROOM ONE 12' 4" x 11' 9" (3.76m x 3.58m)

Double glazed windows to the rear and side, built in wardrobes to one wall, double radiator.

BEDROOM TWO 12' 4" x 9' 9" (3.76m x 2.97m)

Double glazed diamond leaded window to the front, coved ceiling and double radiator.

BEDROOM THREE 9' 3" x 6' 9" (2.82m x 2.06m)

Double glazed window to the front, coved ceiling and double radiator.

BATHROOM 8' 6" x 7' 9" (2.59m x 2.36m)

Two double glazed frosted windows to the rear. White modern suite comprising of a panelled bath with a mixer tap and shower attachment, fully enclosed shower cubicle with a mixer hand held shower and ceiling shower rose, vanity wash hand basin and a low flush WC. There is a wall mounted heated towel rail, half tiled surrounds, shaver point, inset ceiling spotlights and a double radiator.



DIRECTIONS

From the High Street in Caterham on the Hill, proceed towards Caterham Valley, just beyond the Cedar Tree on the left-hand side, turn left into Whyteleafe Road. Essendene Road is the first turning on the left hand side, the Bungalow is just around the left hand bend on the right hand side.

LOCATION

Essendene Road is an ideal location being with easy reach of local amenities and shops in Caterham on the Hill and Caterham Valley. Within a mile of the bungalow in Caterham Valley is Caterham railway Station which has a train service into Croydon and Central London. The M25 can be accessed at junction 6 at nearby Godstone. Caterham also has a good selection of Schools for all age groups, there are several Infant and Junior Schools and a Secondary School all within a level walking distance of the property. Within a mile of the property there are also many recreational attractions including countryside walks in nearby Queens Park, Chaldon, the Surrey National Golf Course. Within three quarters of a mile there is a Sports Centre located in Burntwood Lane.

AN IDEAL LOCATION FOR ACCESS TO THE TOWN AND NEARBY COUNTRYSIDE.

ACCOMMODATION

ENTRANCE PORCH

Fully enclosed porch with double glazed doors, courtesy light and tiled flooring.

ENTRANCE HALLWAY 11' 2" x 5' 9" (3.40m x 1.75m)

Two double glazed frosted windows to the front either side of a part panelled and double glazed front door. Wood block parquet throughout. Access to the loft via a retractable ladder, the gas fired combination boiler is also in the loft. Coved ceiling and double radiator.

LIVING ROOM 17' 9" into bay x 15' 9" (5.41m x 4.80m) narrowing to 11'11" (3.63m)

Large L' shaped room with a double-glazed diamond leaded light window to the front, door to the Kitchen and

OUTSIDE

FRONT GARDEN

Wide front garden with two level lawn areas split by a pathway leading to the front door. There is a low wall to the front border, secure side access and a wide L-shaped driveway offering ample off road parking for several vehicles.

DETACHED GARAGE

Single detached garage with an up and over door.

REAR GARDEN

A large level west facing secluded rear garden with a patio and a level lawn area. There are established flowerbeds and herbaceous borders and a large flowerbed to the rear of the garden next to a Summerhouse / Store.

COUNCIL TAX

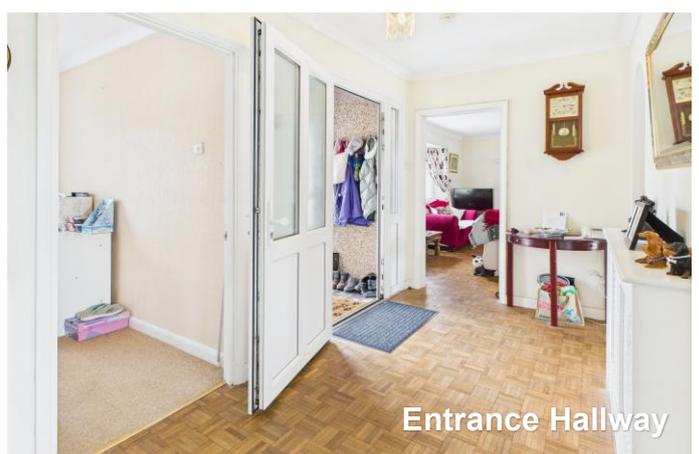
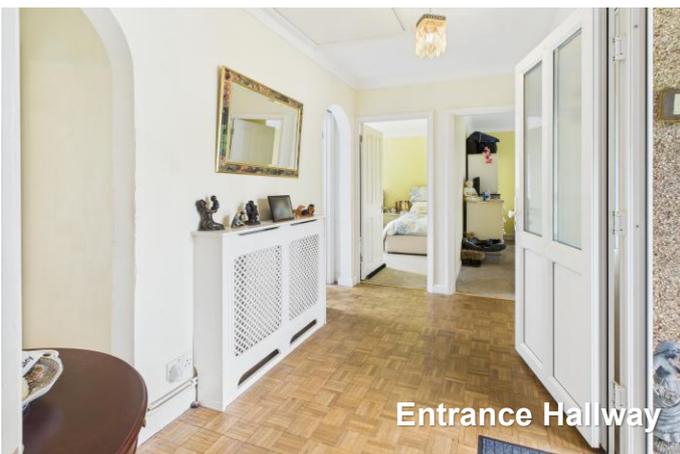
The current Council Tax Band is 'E', via Tandridge Council. Their website address to fully confirm the Council Tax Band and amount payable is:
<https://www.tandridge.gov.uk/Council-tax/Your-council-tax-2025-2026>.

30/6/2025

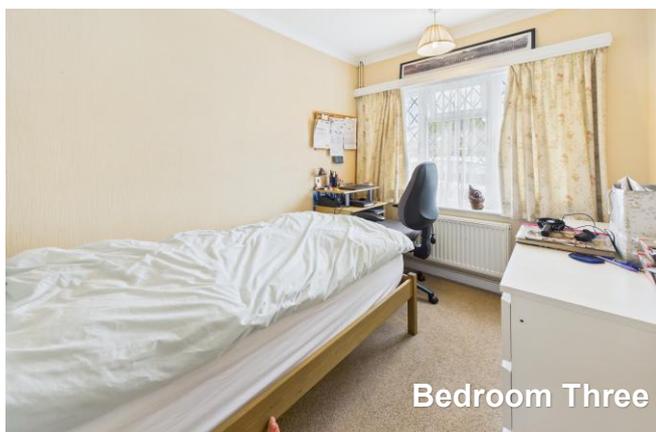
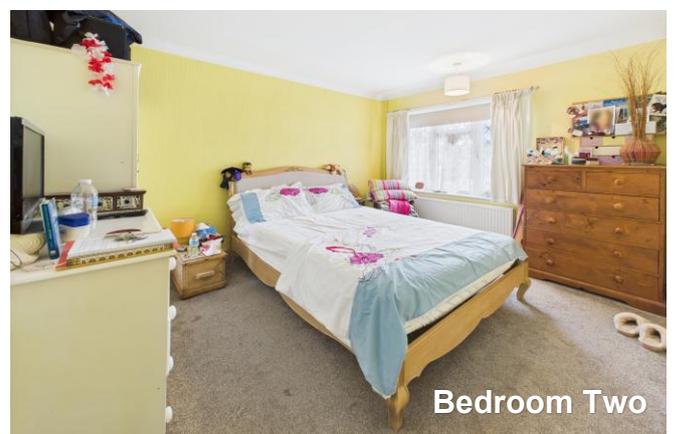
ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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FLOORPLAN





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