



THREE BEDROOM SEMI DETACHED HOUSE* *TWO RECEPTION ROOMS, SEPARATE KITCHEN* *LARGE CONSERVATORY 16' 1" x 8' 10" (4.90m x 2.70m) WITH ACCESS TO A SOUTH FACING GARDEN

GREAT LOCATION FOR LOCAL SHOPS, SCHOOLS AND TOWN CENTRE

DELIGHTFUL LEVEL SOUTH FACING REAR GARDEN* *AN INTERNAL VIEWING IS HIGHLY RECOMMENDED!

A THREE BEDROOM SEMI DETACHED HOUSE located in a quiet residential road in Caterham on the Hill. The house has a **SOUTH FACING** rear garden and has **great potential to extend to the side and the rear, subject to planning permission**. The house is double glazed and has gas central heating and a Garage to the side with a driveway with ample off road parking. **NO ONWARD CHAIN!**

Bourne Lane, Caterham on the Hill, Surrey CR3 5SP
ASKING PRICE: £535,000 FREEHOLD



DIRECTIONS

From Caterham on the Hill High Street proceed to the roundabout and go straight on into Townend, turn left at the staggered junction into Banstead Road and then first right into Foxon Lane. Take the third left turning into Bourne Lane, the house is on the left hand side.

LOCATION

This quiet residential road is approximately half a mile from the High Street which has a good selection of local shops. Caterham on the Hill also has a Tesco Supermarket at The Village just off Coulsdon Road. Further High Street shops can be found in Caterham Valley as well as many Restaurants, Pubs and Caterham Railway Station which has a frequent service into Croydon and Central London.

The car commuter can access the M25 motorway at nearby Godstone. There is a good selection of Nursery, Infant and Junior Schools in the Caterham Area, as well as De Stafford Secondary School and Warlingham School for the older children.

AN IDEAL FAMILY HOME LOCATION

ACCOMMODATION

ENTRANCE PORCH

Fully enclosed and glazed Entrance Porch.

ENTRANCE HALLWAY

Double glazed and panelled front door. Staircase to the first floor landing with an under stairs recess, electric meter, fuse box and gas meter, double radiator.

DINING ROOM 12' 7" x 10' 5" (3.84m x 3.17m)

Double glazed bay window to the front, picture rail surround, double radiator, arch to:

LOUNGE 11' 9" x 10' 5" (3.59m x 3.17m)

Large set of double glazed doors to the Conservatory, fireplace with an inset electric fire, TV point and double radiator.

CONSERVATORY 16' 1" x 8' 10" (4.90m x 2.70m)

Double glazed windows to three sides and double glazed french doors to the rear garden and patio. Pitched roof, fitted light with an electric fan.

KITCHEN 8' 8" x 5' 9" (2.65m x 1.76m)

Double glazed window to the rear and a glazed door to the side, range of modern wall and base units with matching worktops, single bowl stainless steel sink unit with a mixer tap and cupboards under, Dishwasher and Electric Cooker to remain, wall mounted gas fired GLOWORM central heating boiler, tiled surrounds, wood effect flooring, built in larder with plumbing for a washing machine, washing machine to remain, radiator.

FIRST FLOOR ACCOMMODATION

LANDING

Double glazed window to the side aspect, picture rail surround, access to the loft.

BEDROOM ONE 13' 0" x 9' 11" (3.96m x 3.03m)

Double glazed bay window to the front, picture rail surround, double radiator.

BEDROOM TWO 11' 9" x 9' 11" (3.59m x 3.03m)

Double glazed window to the rear, picture rail surround, built in airing cupboard with a hot water tank and immersion heater and central heating controls, radiator.

BEDROOM THREE 7' 4" x 6' 2" (2.24m x 1.89m)

Double glazed window to the front, radiator.

SHOWER ROOM 6' 9" x 6' 2" (2.07m x 1.89m)

Double glazed frosted window to the rear, large built in walk-in shower with a split hinged shower screen, vanity wash hand basin and a low flush WC with a concealed cistern, shaver point, tiled surrounds and a heated towel rail.



OUTSIDE

FRONT GARDEN

The front garden has a hedge to the front and is pebble laid with some herbaceous plants.

REAR GARDEN

The rear level garden extends to approximately 60 - 70 feet and is South Facing. There is a large patio area to the rear and side. the lawn area has surrounding flowerbed borders. There is also a Greenhouse and fencing to both sides with a hedgerow rear border.

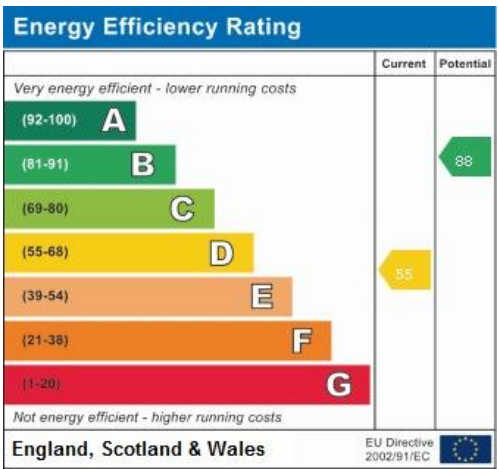
GARAGE & DRIVEWAY 15' 1" x 9' 5" (4.59m x 2.86m)

The Garage has an up and over door, power and light and a door to the rear garden. There is a wide driveway approaching the Garage with ample off road parking space.

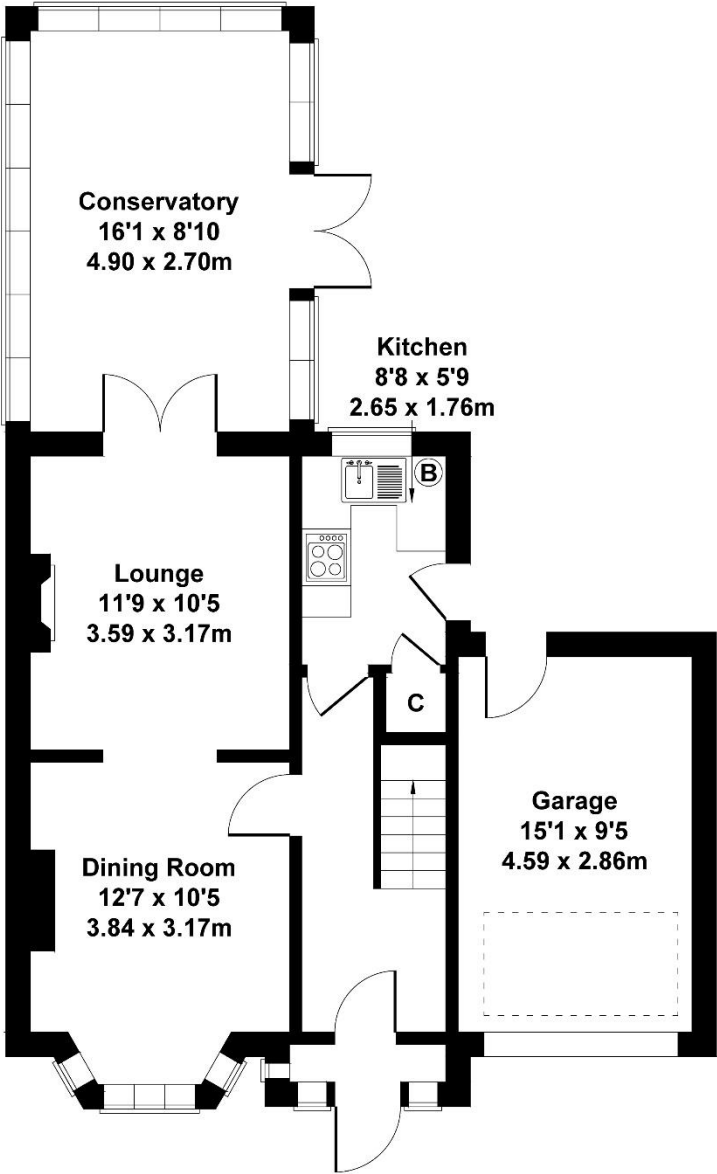
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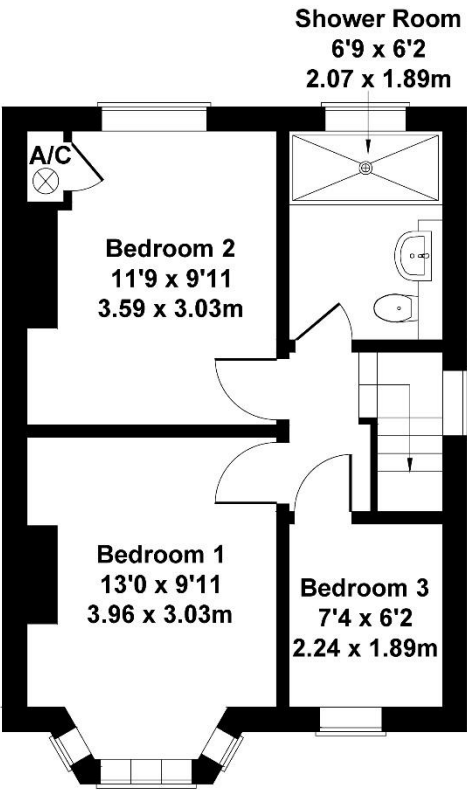
ENERGY PERFORMANCE CERTIFICATE (EPC)



Bourne Lane
Approximate Gross Internal Area
1130 sq ft - 105 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2022
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