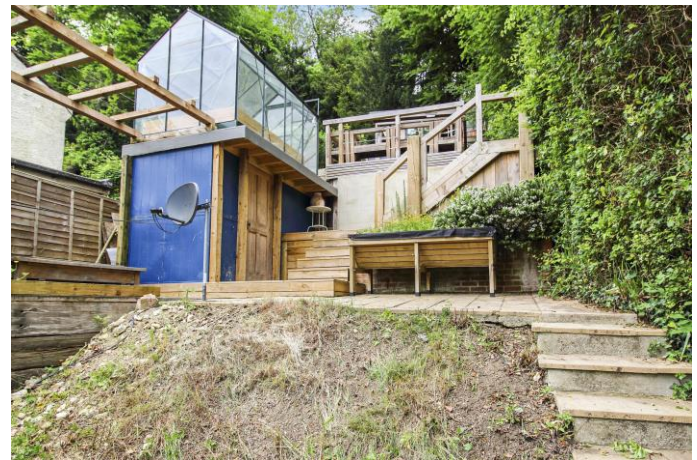




TWO BEDROOM SEMI DETACHED, TWO RECEPTION ROOMS, SEPARATE KITCHEN* *PLANNING PERMISSION TO EXTEND !
HARD LANDSCAPED REAR GARDEN WITH FANTASTIC VIEWS OVER CATERHAM !
TIMBER BUILT CINEMA ROOM / HOME OFFICE AT THE TOP OF THE GARDEN
TANDRIDGE COUNCIL PLANNING REFERENCE (TA/2019/1872)* *NO ONWARD HOUSE CHAIN !

A TWO BEDROOM SEMI DETACHED HOUSE located in a 'Private Road' with stunning views over Caterham Valley. The house does require **UPDATING** and benefits from Planning Permission to extend to a large Three Bedroom House with three Reception areas. The rear garden has been hard Landscaped over several levels leading up to a large 'Cinema Room / Home Office' open plan to a Shower Facility. **A UNIQUE PROPERTY IN A QUIET LOCATION.**

Milner Close, Caterham, Surrey CR3 6JS

Asking Price: 'Offers in the Region of' £375,000 Freehold



DIRECTIONS

From Caterham Valley main roundabout, proceed towards Church Hill, turn right just past the mini roundabout into Stafford Road, continue along Stafford Road for approximately half a mile, turn left into Milner Road, at the junction turn left and immediately right into Milner Close, the house is on the right handside.

LOCATION

Conveniently located within half a mile of the town centre which has a great selection of High Street shops, restaurants and a railway station with services into Croydon and Central London. Nearby Whyteleafe also has a choice of three railway stations including Upper Warlingham with trains to London Bridge and Victoria. The M25 motorway can be found at nearby Godstone with access to Gatwick and Heathrow Airports.

The area also has a good number of schools from Nursery Schools to Secondary School level in the public and private sectors in both Caterham Valley and Caterham on the Hill. Caterham is located within easy reach of the countryside at nearby Chaldon, Godstone and the Harestone area of Caterham where there are many fine walks and stunning open views.

A GREAT LOCATION FOR TOWN AND COUNTRY !

PLANNING PERMISSION

There is planning permission granted to extend the property to the side and rear to create a Three Bedroom Semi Detached house with an En-suite and a large Family Bathroom on the first floor. The ground floor will have a Lounge, Open Plan Dining Room / Sitting Room, Kitchen and Downstairs WC. The Planning Permission expires on the 16th December 2022. The plans can be viewed on the Tandridge Council Website, follow the planning link, the Reference is [TA/2019/1872](#).

ACCOMMODATION

ENTRANCE HALLWAY

Mainly panelled front door, stairs to the first floor landing, door to the Lounge, radiator.

LOUNGE 11' 8" into bay x 9' 8" (3.55m into bay x 2.94m)

Double glazed bay window to the front, wood flooring, TV point, radiator, arched doorway to:

KITCHEN 13' 4" x 7' 8" (4.06m x 2.34m)

Double glazed window to the rear, door to the Second Reception / Conservatory. Range of modern wall and base units with matching worktops and tiled surrounds. Single circular bowl sink unit with a drainer and cupboards under, under stairs storage cupboard / pantry, gas cooker and extractor fan to remain. Space for an under counter fridge, recess with a window and space for a further appliance. Wall mounted gas fired central heating boiler set into a wall unit.

SECOND RECEPTION ROOM / CONSERVATORY

21' 5" x 9' 7" (6.52m x 2.92m)

Double glazed windows to front and rear, double glazed door to the rear garden. Double glazed angled roof with blinds. Wood effect flooring, TV point and double radiator.

FIRST FLOOR ACCOMMODATION

LANDING

Double glazed window to the side.

BEDROOM ONE 11' 6" x 9' 8" (3.50m x 2.94m)

Double glazed window to the front with views over Caterham Valley, wood effect flooring, radiator.

BEDROOM TWO 8' 2" x 4' 9" (2.49m x 1.45m)

Double glazed window to the rear, access to the loft via a retractable ladder, wood effect flooring, double radiator.

SHOWER ROOM 8' 2" x 4' 9" (2.49m x 1.45m)

Double glazed frosted window to side, white suite comprising of a shower tray with shower curtain, wall mounted MIRA electric shower fitment, vanity wash hand basin and a low flush WC. Wood clad ceiling, tiled surrounds, extractor fan and heated towel rail.



OUTSIDE

FRONT GARDEN

Steps from the hardstanding leads to the front door, flowerbed and herbaceous borders.

HARDSTANDING TO FRONT

There is an area of hardstanding at road level with steps leading up to the house.

REAR GARDEN

A large rear garden which has been landscaped with a mix of wooden and stone steps leading to the top of the garden with three level patio / seating areas with stunning views over Caterham. At the top of the garden there is a large Timber Built Cinema Room / Home Office. Just behind the house a level area has been created to provide a seating area if required.

CINEMA ROOM / HOME OFFICE 13' 7" x 17' 7" (4.13m x 5.37m)

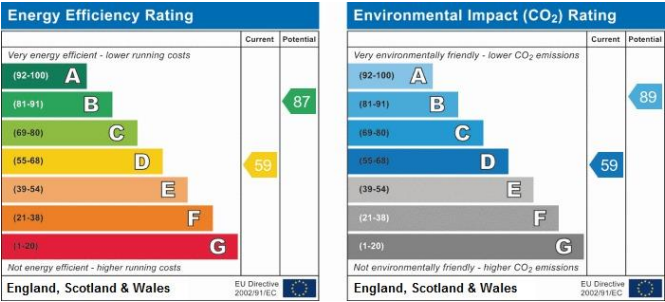
Approximately 22 square metres in size. An impressive room with bi-fold doors and windows to a large raised decked area with views over Caterham Valley and the surrounding countryside. The room has power and light, wood effect flooring and concealed lighting, wall mounted Air Conditioning Unit (not tested). Open plan to:

SHOWER AREA

Large shower tray with a mixer shower fitment, large vanity wash hand basin and a low flush WC. Double glazed window to the front, wood effect flooring. 24/5/2022.

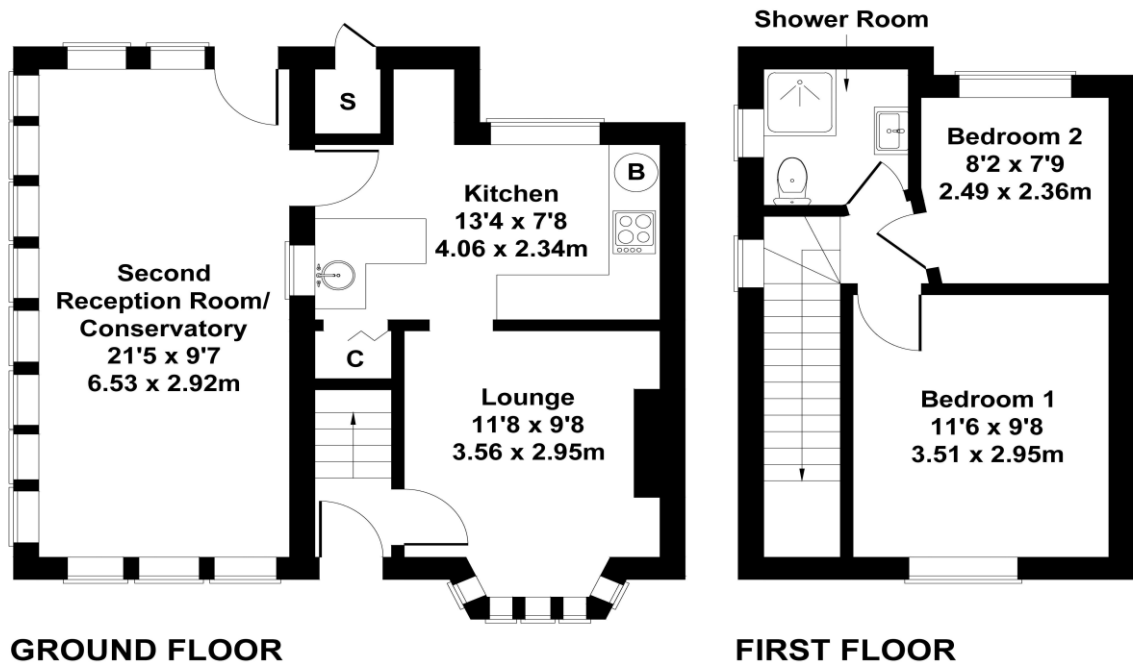


ENERGY PERFORMANCE CERTIFICATE (EPC)



Milner Close

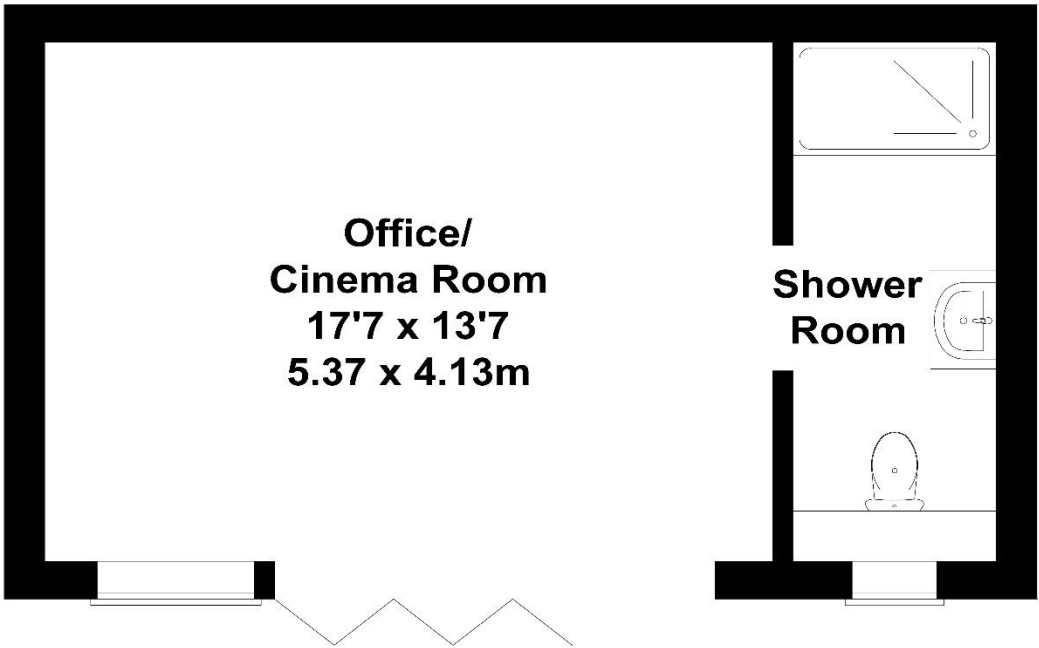
Approximate Gross Internal Area
764 sq ft - 71 sq m



Not to Scale. Produced by The Plan Portal 2022
For Illustrative Purposes Only.

Milner Close Office / Cinema

Approximate Gross Internal Area
312 sq ft - 29 sq m



Not to Scale. Produced by The Plan Portal 2022
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DATA PROTECTION ACT 1998

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