



**\*A THREE BEDROOM 1930'S BUILT FAMILY HOME\* \*29' 8" x 17' 3" (9.04m x 5.25m) narrowing to 9'6" (2.89m)\*  
 \*OPEN PLAN LOUNGE/DINING ROOM\* \*SEPARATE KITCHEN WITH UTILITY AREA\* \*DOUBLE GLAZED & GAS  
 CENTRAL HEATING\* \*OFF ROAD PARKING ON THE LARGE DRIVEWAY FOR SEVERAL VEHICLES\*  
 \*SECLUDED AND LANDSCAPED LEVEL REAR GARDEN\***

**A THREE BEDROOM END OF TERRACE HOUSE** located in a no through road and offering large Open Plan Living Accommodation on the ground floor. There are two Double Bedrooms and a single Bedroom with a first floor Bathroom, double glazed windows and Gas Central Heating. Outside there is a large herringbone style brick block driveway with ample parking for 2-3 vehicles and an enclosed Landscaped Rear Garden.

**NO ONWARD HOUSE CHAIN, READY TO BUY!**

**Eldon Road, Caterham, Surrey CR3 5JR  
 ASKING PRICE: £479,950 FREEHOLD**



## **DIRECTIONS**

From the High Street in Caterham on the Hill proceed straight on into Town End and turn left into Banstead Road, take the third turning on the right hand side into Eldon Road and immediately right again into Eldon Road, the property is on the right hand side.

## **LOCATION**

The house is located within a mile of Caterham on the Hill High Street where there is a good selection of local shops including several grocery stores, a butchers, pharmacy, post office and other specialised shops. At The Village in Coulsdon Road there is also a Tesco supermarket.

The commuter has a choice of railway stations at Caterham Valley and nearby Whyteleafe and Upper Warlingham (ZONE 6) with services into Croydon and Central London. The M25 motorway can be accessed at Godstone junction 6.

Caterham also benefits from a good selection of schools from nursery to secondary in both the private and public sectors. Coulsdon Common with many fine walks and woodland is also within a mile of the property. Other amenities include a sports centre at De Stafford School in Burntwood Lane and a good range of restaurants, pubs and High Street shops in Caterham on the Hill and Caterham Valley.

**A GREAT AREA TO LIVE CLOSE TO TOWN AND COUNTRYSIDE.**

## **ACCOMMODATION**

### **ENTRANCE PORCH**

Fully enclosed Porch with a power point and courtesy light, double glazed front door with a double glazed window to the front, part panelled and glazed front door and window to the Open Plan Lounge/Dining Room.

### **OPEN PLAN LOUNGE/DINING ROOM 29' 8" x 17' 3" (9.04m x 5.25m) narrowing to 9'6" (2.89m)**

Double glazed window to the front, return staircase to the first floor landing with an under stairs storage

cupboard housing the electric and gas meters. There is a fireplace with an electric flame effect fire inset, TV point and telephone point. To the rear of the room there are double glazed windows and double doors to the rear Garden with a Conservatory style double glazed roof. A base unit cupboard has the gas central heating boiler to the end of the room on the left and on the right a wide worktop open the Kitchen. Engineered wood flooring throughout, four radiators and recessed inset shelving within a fireplace recess. Doorway to:

### **KITCHEN WITH UTILITY AREA 17' 5" x 7' 3" (5.30m x 2.21m)**

Double glazed french style doors to the rear garden with double glazed windows to either side and a double glazed conservatory style roof. Range of wall and base units with matching worktops including a single bowl sink unit with a mixer tap and cupboards under with a splashback. Built in SMEG electric oven and grill with a four ring gas hob and extractor fan above. Space for a Fridge/Freezer and space and plumbing for a washing machine. There is access to a large storage cupboard with the electric fuse box.

## **FIRST FLOOR ACCOMMODATION**

### **LANDING**

Inset spotighting, access to the large boarded loft via a retractable ladder.

### **BEDROOM ONE 11' 4" x 10' 8" (3.45m x 3.25m)**

Double glazed window to the front, built in wardrobes and storage cupboard with locker space above a double bed recess, radiator.

### **BEDROOM TWO 10' 9" x 11' 4" (3.27m x 3.45m)**

Double glazed window to the rear, airing cupboard with a hot water tank, radiator.

### **BEDROOM THREE 6' 9" x 5' 9" (2.06m x 1.75m)**

Double glazed window to the front. coved ceiling.

### **BATHROOM 7' 5" x 5' 9" (2.26m x 1.75m)**

Double glazed frosted window to the rear, white suite comprising of a panelled bath with a mixer tap shower attachment and a separate electric shower over the



bath with a shower screen. Vanity wash hand basin and a low flush WC, fitted mirror with lights and a shaver point, two wall mounted cupboards, tiled surrounds.

## OUTSIDE

### DRIVEWAY

There is a large herringbone brick block driveway offered ample off road parking for 2-3 vehicles and steps leading to the front door and secure gated side access.

### REAR GARDEN

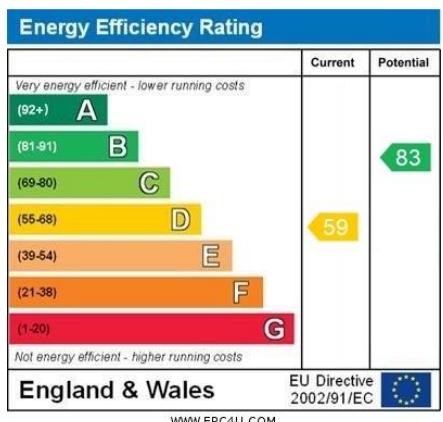
Secluded and level rear Garden with a large flowerbed, lawn and a path leading to an area of hard standing which is ideal for a Summerhouse or Shed. To the rear of the house there is a full width paved patio.

### COUNCIL TAX

The current Council Tax Band is 'D', 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-2024-2025>

**21/11/2024**

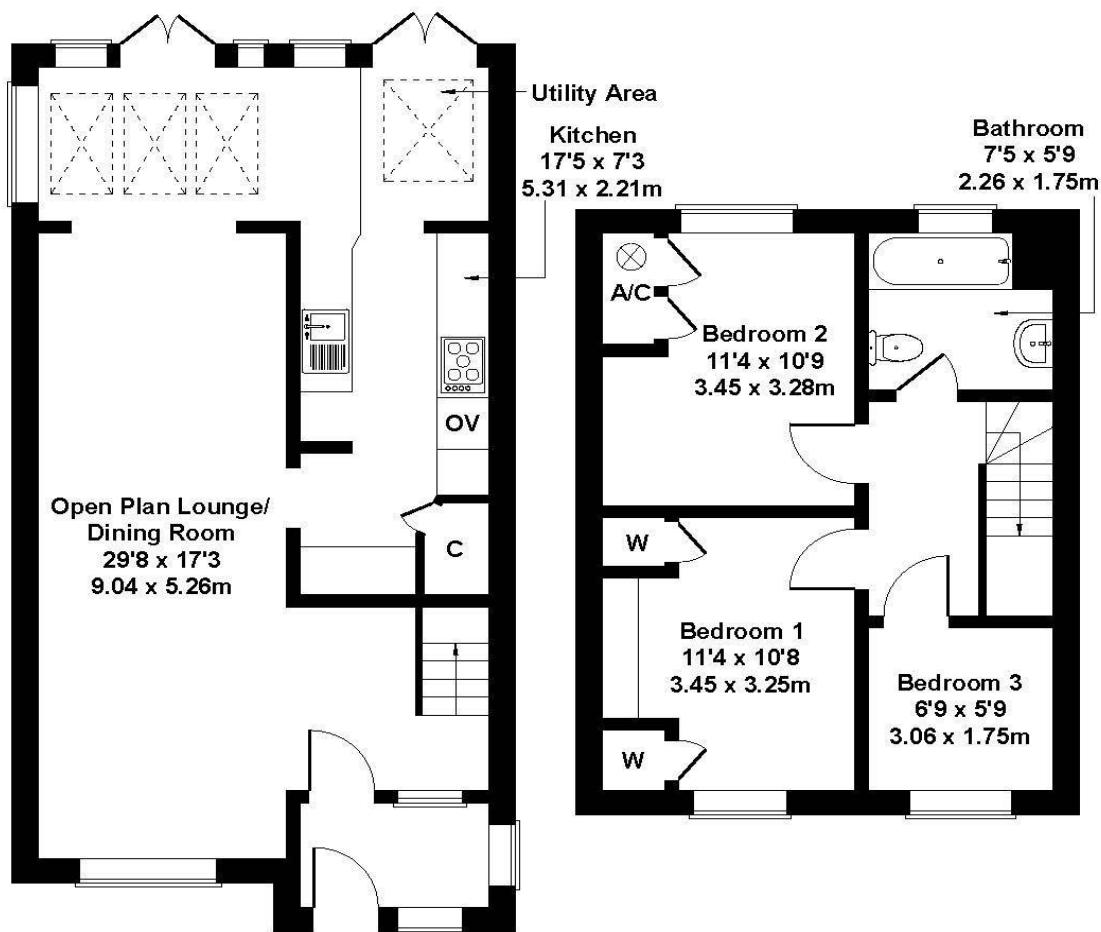
### ENERGY PERFORMANCE CERTIFICATE (EPC)



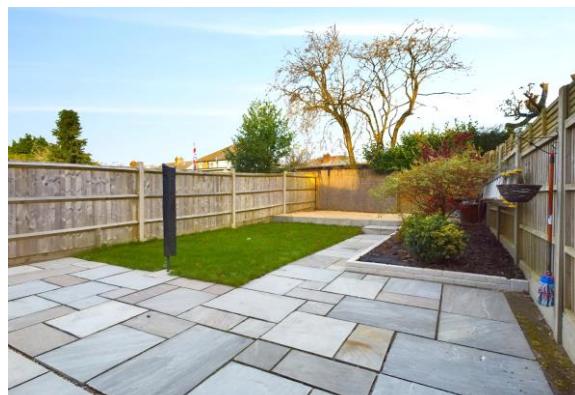
## FLOORPLAN

### Eldon Road

Approximate Gross Internal Area  
982 sq ft - 91 sq m



Not to Scale. Produced by The Plan Portal 2024  
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