

Ground Floor



Floor 1

Approximate total area⁽¹⁾
 1411.79 ft²
 131.16 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

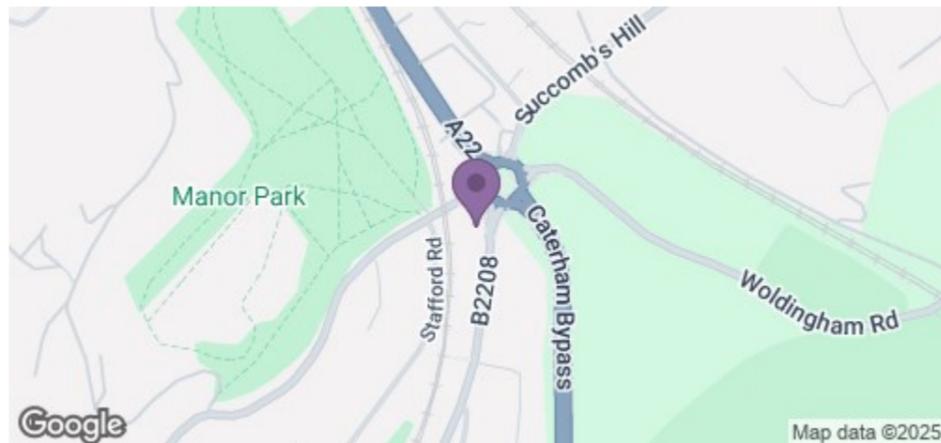
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EST 1973
Paul Meakin £575,000 Croydon Road, Caterham, CR3 6PP
 ESTATE AGENTS

A 'Chain Free' Show Stopper of a home where the current owners have exquisitely refurbished every inch of the house to maximise its character, charm and space. Boasting an impressive entrance hall, two large separate reception rooms, a basement perfect for storage, a stunning contemporary kitchen incorporating the high ceilings into the design to give the 'wow' factor plus a separate utility room and downstairs shower room. The first floor mimics the impressive ground floor entrance hall with large landing leading to three double bedrooms and refitted bathroom. Located close to comprehensive facilities in Caterham Valley town centre, local shops and transport links within walking distance. Caterham offers a range of shops and supermarkets including a Waitrose and Morrisons as well as public houses, restaurants and multiple takeaways. There is an excellent selection of both state and private schools in the local area for children of all ages. Caterham and Whyteleafe South stations provide direct trains to London Bridge via East Croydon. Caterham also provides a comprehensive bus service to other local towns and destinations. There are a number of golf clubs, Caterham Rugby Club, bowls and cricket clubs locally and the nearby De Stafford Sports and Leisure centre offers a further range of facilities. The local area is surrounded by miles of open countryside including the North Downs and the nearby Manor park.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
67	
England & Wales	EU Directive 2002/91/EC



TAX BAND: E

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

- CHAIN FREE
- A SHOW STOPPER OF A HOME
- EXQUISITELY REFURBISHED
- TWO LARGE RECEPTION ROOMS
- CONTEMPORTY KITCHEN
- CHARACTER & CHARM
- THREE DOUBLE BEDROOMS
- UTLITY ROOM
- TWO BATHROOMS
- OFF STREET PARKING PLUS ELECTRIC CHARGING POINT

Entrance Hall
6'0" x 20'4" (1.84 x 6.21)

Living Room
11'0" x 15'11" (3.36 x 4.86)

Kitchen
10'6" x 15'10" (3.21 x 4.85)

Dining Room
15'4" x 12'0" (4.69 x 3.66)

Utility Room
4'3" x 6'4" (1.30 x 1.95)

Downstairs Bathroom
5'8" x 6'0" (1.74 x 1.83)

Landing
20'4" x 11'5" (6.22 x 3.48)

Bedroom One
10'11" x 14'11" (3.34 x 4.56)

Bedroom Two
13'1" x 12'2" (3.99 x 3.73)

Bedroom Three
9'3" x 11'5" (2.84 x 3.48)

Bathroom
10'5" x 6'4" (3.18 x 1.95)

Garden

