

35 Essendene Road, Caterham, Surrey, CR3 5PB

Asking Price: £665,000

Bairstow eves











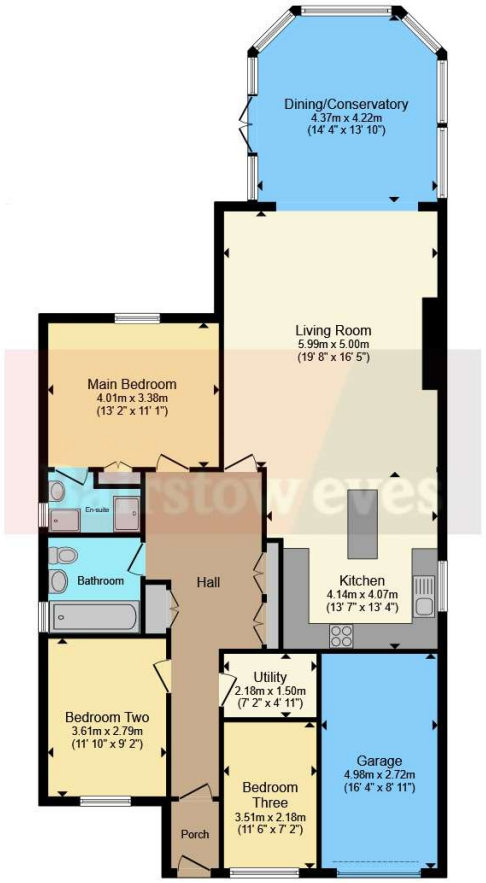




This deceptively spacious detached bungalow is situated in a popular residential road, on a level plot, close to the High Street. The property features a stunning open plan layout at the rear with a central lounge, a refitted kitchen and a dining room/conservatory. The kitchen has been refitted by the current owners with a comprehensive range of base and wall units with hi-gloss fronts as well as a central island and integrated appliances. The kitchen opens onto a 19' living room which in turn leads through to a conservatory that is currently used as a dining room and enjoys an open outlook over the gardens. From the entrance hall, there are three bedrooms including the master bedroom with en-suite shower and walk-in wardrobe. There is also a modern family bathroom as well as a utility room. The outside space features a large driveway to the front with side access to the rear with a patio adjoining the conservatory with raised pond and borders. This leads onto lawns with a summer house/potential home office and two useful garden sheds.

Essendene Road is situated in the heart of Caterham on the Hill, a level walk and just off of the bustling high street with its coffee shops, cafes, and pubs. There is a good selection of local shops including a supermarket as well a traditional butchers, bakers and post office. Leisure and fitness facilities can be found on the village and at the De Stafford sports centre whilst the area is surrounded by miles of open countryside including Coulsdon Common and the nearby Queens Park, a short walk away. There is a selection of schools for children of all ages locally in the area. More comprehensive facilities can be found in Caterham Valley, approximately a mile away and there are regular buses nearby to Caterham, Purley and beyond. Trains to London are available from Coulsdon South, Upper Warlingham and Caterham. The M25 is approx 3 miles to the south.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Total floor area 142.6 m² (1,535 sq.ft.) approx

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Council Tax Band: **F**

Tenure: **Freehold**

S

Viewing by appointment

T: 01883 349114
E: caterham@bairstowevescountrywide.co.uk
9-11 Station Avenue, Caterham, Surrey, CR3 6LB

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Bairstow Eves is a trading name of Countrywide Estate Agents, Registered in England Number 00789476. Registered Office Greenwood House, 1st Floor, 91-99 New London Road, Chelmsford, Essex, CM2 0PP. VAT number 500 2481 05

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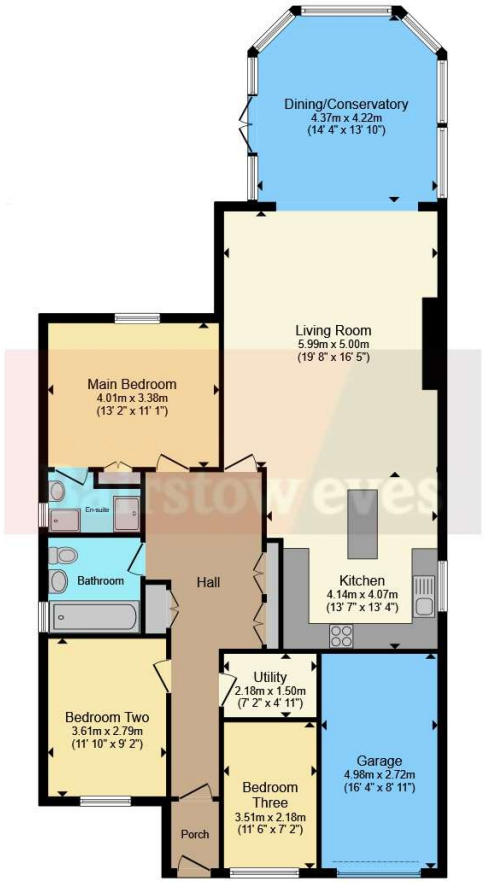




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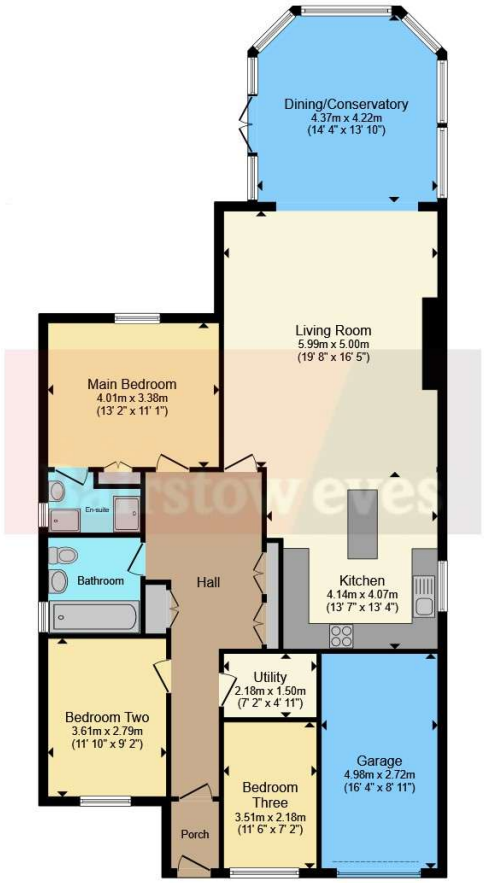




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