

111, Addison Road, Caterham CR3 5LW

Asking Price: £425,000

Bairstow eves















A two bedroom semi-detached house with useful loft room currently used as a third bedroom. This family home benefits from a good sized, double aspect, open plan living/dining room. This, in turn, leads through to the kitchen which is fitted with a range of base and wall units with integrated oven and hob as wll as work surfaces and space for appliances. To the rear is a further reception room that overlooks and leads on to the rear garden and is currently used as a further sitting room. From the living room stairs lead to the first floor landing with doors to bedrooms and bathroom. There is a good sized front aspect, double bedroom with built in over stairs wardrobes. The second double bedroom overlooks the rear and from this room a space-save staircase leads to a useful loft room that is used as a third bedroom with eaves storage and Velux window. Other properties in the road have fully converted this space into living accommodation subject to the usual consents and buyers should make their own enquiries. From the landing there is also large family bathroom fitted with a four piece suite including a panel enclosed bath and separate shower cubicle.

Outside, the property has a shared driveway leading to off road parking at the front of a single garage. The rear gardens comprise a patio area adjoining the rear of the house with a gate leading onto level, lawned, garden with established hedges to one side and trees and a hard standing to the rear.

Addison Road is situated in Caterham on the Hill, a level walk to 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, post office and book shop. 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 at the bottom of the road and the nearby aerodrome at Kenley, 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 including a choice of supermarkets and there are regular buses nearby to Caterham, Purley and beyond. Trains to London are available from Whyteleafe 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 97.8 m² (1,053 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Council Tax Band: **C**

Tenure: **Freehold**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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