



**\*TWO DOUBLE BEDROOM FIRST FLOOR MAISONETTE\***

**\*DOUBLE GLAZED & GAS CENTRAL HEATING\* \*NEWLY FITTED KITCHEN & BATHROOM\* \*BRAND NEW FLOOR COVERINGS\* \*OWN SECTION OF GARDEN TO THE REAR\***

**A FIRST FLOOR TWO DOUBLE BEDROOM** maisonette which has been refurbished including a new kitchen and bathroom. Finished in white with newly fitted grey carpets and wood effect flooring the property has a modern contemporary feel throughout. Outside there is a section of own garden to the rear. **VIEWING RECOMMENDED, END OF CHAIN!**

**Addison Road, Caterham ON THE Hill, Surrey CR3 5LY**  
**ASKING PRICE: £275,000 LEASEHOLD**



### Directions

From the High Street in Caterham on the Hill proceed towards Townend, continue straight on at the roundabout into Townend, take the first left into Banstead Road and then the second right into Addison Road, the property is located towards the end of the road on the left handside.

### Location

The maisonette 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 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 within half 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 Hall

Part frosted glazed and panelled front door, double radiator, stairs to first floor landing.

### Lounge / Bedroom 1 13' 9" x 10' 6" (4.19m x 3.20m)

Double glazed window to front aspect, two wall light uplighter points, central light point, double radiator, telephone point, TV point.

### Lounge / Bedroom 1 13' 2" x 10' 6" (4.01m x 3.20m)

Double glazed window to rear, feature recess in chimney breast, double radiator.

### Bedroom 2 12' 8" x 9' 6" (3.86m x 2.89m)

Double glazed windows to front and side aspects, double radiator.

### Kitchen 11' 7" x 9' 6" (3.53m x 2.89m) L'SHAPED

L'shaped narrowing to 5'5 & 4'5. Double glazed windows to the rear and side. Range of modern white gloss wall and base units with matching work surfaces, single bowl stainless steel sink unit with mixer tap and cupboard under. Integral washing machine, electric oven with four ring gas hob and extractor fan above, space for fridge freezer. Inset spotlights to ceiling, grey wood effect flooring, cupboard housing Worcester gas fired combination boiler.

### Bathroom 5' 8" x 4' 8" (1.73m x 1.42m)

Double aspect bathroom with double glazed frosted window to rear and side aspect, modern suite comprising a wood panelled bath with a separate mixer shower fitment and sliding shower screen above bath, pedestal wash hand basin, wall mounted mirrored vanity cupboard, low flush W.C. grey wood effect flooring.

### Rear Garden

Own rear garden which is laid to lawn extending to approximately 50' in length.

### Leasehold Details

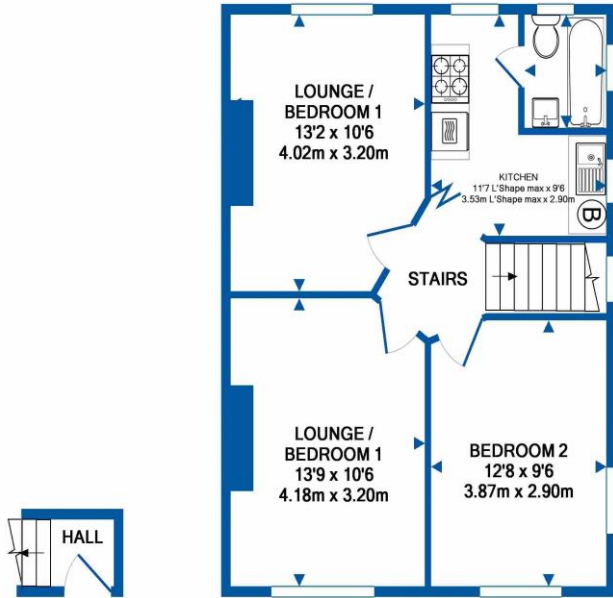
**Lease Term:** 125 years from 9th June 2017

**Ground Rent:** £350.00 pa

**Maintenance:** Nil



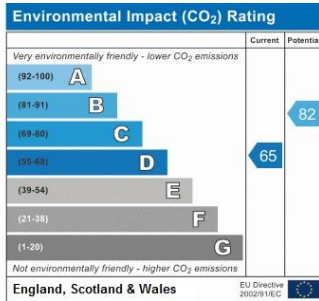
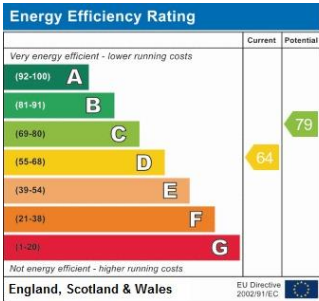
# FLOORPLAN



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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# EPC GRAPH



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