



Greenhill Avenue, Caterham

£780,000



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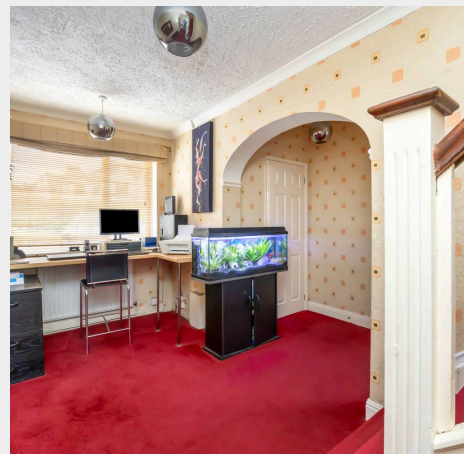


- NO CHAIN
- 5 well proportioned bedrooms
- Semi-detached
- Superb rear garden spanning circa 165ftx33ft, with a plot spanning 0.16 acres (TBV)
- Driveway parking for multiple vehicle and tandem garage with power and lighting
- Located on one of the most sought after roads in Caterham Valley
- Nestled in a quiet cul-de-sac
- New roof and boiler installed
- Council Tax Band 'F' and EPC 'tbc'

A spacious and well designed 5 bedroom semi-detached family home offering excellent living space, generous plot and NO CHAIN. The property is located in one of the most sought after roads in Caterham Valley, being located close to a host of shops, schools, transport links and amenities.

Upon approach to the property, you have a red brick herringbone driveway for 3 to 4 cars, and side access to tandem garage, which has power and lighting.

Entering the property, a spacious entrance way hosting a cloakroom and downstairs toilet / washroom which leads into a very spacious hallway hosting a generous bespoke office area full of light, leading to the kitchen, living/dining room and stairs to first floor. The kitchen has been refurbished, now housing a host of wall and base units with work surfaces over, sink unit with bespoke mixer taps, and fitted and freestanding appliances.



Access to the utility room, with further wall and base units and appliances, with access to the garden. The living and dining areas are of excellent proportions, easily accommodating large freestanding furniture with feature fireplaces and refurnished wood flooring underfoot.

Ascending to the first floor, a spacious hallway gives access to 4 bedrooms, toilet and bathroom, with a further staircase which leads to bedroom 1. Bedrooms 2 and 3 are very generous rooms, easily housing king size beds and freestanding furniture, with bedroom 2 benefitting from fitted wardrobes. Bedrooms 4 and 5 are of similar proportions, being large single rooms. There are separate toilet and bathroom with expected sanitaryware.

The top floor houses the impressive bedroom 1. This is a lovely space, with room for a king size bed and furniture benefiting from an en-suite and three skylights, 1 of which is of significant size facing the back skyline & garden trees & fitted early 2025

Outside to rear, is a real highlight of the home boasting a beautiful 165ftx33ft garden (approx. 0.16 acres tbv) It is mainly laid to lawn with a host of mature trees, fruit trees and shrubs. There is also multiple patio areas laid to Indian sand stone and a large mature 15 × 20ft Koi carp pond has also recently been fully overhauled & benefitted from new full electrics, motor, UVs which also supply the waterfall and patio leisure activities. There is also a well proportioned outhouse perfect for a home office. The garden space is also surprisingly private with high reaching hedges and trees surrounding with further extension potential to the home (STPP) in form of a large single storey add on.

Agents Note

The property received a full new slate grey roof early 2025 with a 10yr guarantee



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Approximate Gross Internal Area (Excluding Garage & Outbuilding) = 160.85 sq m / 1731.37 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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