

19 WEALD WAY
CATERHAM, SURREY, CR3 6EL

RAYNERS
ESTATE AGENTS



19 WEALD WAY
CATERHAM, SURREY, CR3 6EL

- R** 4 BEDROOMS
- R** LIVING ROOM
- R** DINING ROOM
- R** KITCHEN/BREAKFAST ROOM
- R** UTILITY ROOM & WC
- R** FAMILY BATHROOM
- R** GARAGE & OFF STREET PARKING
- R** GENEROUS PLOT





This beautifully presented Tudor style family home boasts a huge amount of character and charm offering four double bedrooms.

Accommodation comprises in brief large entrance hall, living room with inglenook fireplace, dining room, kitchen, utility room and shower room, four double bedrooms and bathroom.

Externally is a generous surrounding plot with off road parking for a number of cars and detached garage.

Situation:

Caterham Valley town centre is less than a mile away, providing a railway station with regular commuter services to Croydon & London, supermarkets (Waitrose & Morrisons), shops, restaurants, and sporting and social amenities. The nearby towns of Oxted & Redhill are within a 6 mile radius, providing further shopping centres, amenities and main line stations.

J6 of the M25 orbital motorway is about 2 miles distant, giving easy access to Gatwick & Heathrow airports, the Channel Tunnel, the South Coast and the remainder of the motorway network. The area is well served for State & Independent Schools for all age groups and most notably the internationally renowned Caterham School is within ten minutes walking distance of this property.

Outside:

The property has been terraced into a slope that falls from the rear boundary towards Weald Way. A detached garage with associated off street parking is found on the front left hand corner, whilst a shed and air raid shelter are found towards the far right hand side of the plot. The property offers graveled hard-standing for multiple vehicles.

£700,000

Ground floor:

The front door opens into a spacious entrance hall (prior to the extension this was used as the dining room) with feature fireplace and restored stripped wood flooring which stretches through the entirety of the property.

Throughout the property are attractive Tudor features to include beamed ceilings, picture rails and stunning inglenook fireplace in the living room.

The ground floor accommodation flows with the entrance hall opening into the kitchen whilst also giving access to the living room and dining room.

A range of cottage style base and eye level units are present in the kitchen, work surfaces incorporate sink with single drainer and mixer taps, space for range cooker with extractor over, space and plumbing for dishwasher. Door leads out to the utility room and in turn the ground floor shower room, access to the rear garden can also be found here.

First Floor:

Four double bedrooms are present on the first floor and bathroom with three piece suite. Access to loft.

Bedrooms one enjoys a double aspect, with all four bedrooms either enjoying a view over the rear garden or the woodland views to the front.

Bedrooms one and four have a range of fitted storage.

The bathroom comprises of panel bath with shower over, pedestal wash hand basin and close coupled WC.

Main Services: Gas, Electricity and Water

Drainage: Mains

Heating: Gas Central Heating

Glazing: Double glazed.

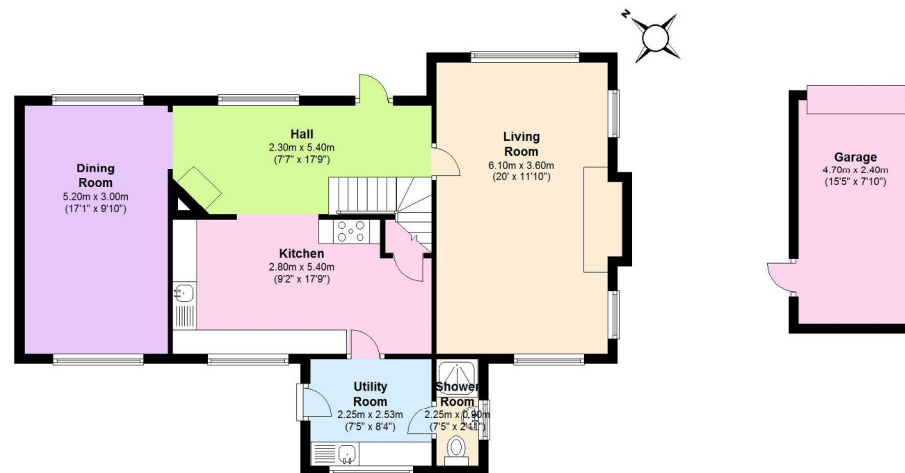
Tenure: Freehold

Local Authority: Tandridge District Council

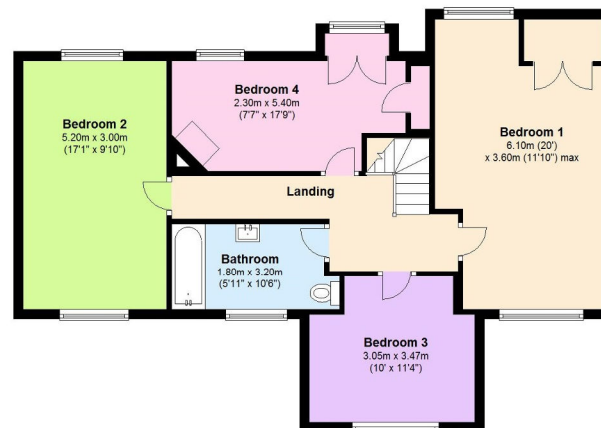


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		90
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Ground Floor
Approx. 74.5 sq. metres (801.6 sq. feet)



First Floor
Approx. 75.2 sq. metres (809.8 sq. feet)



Total area: approx. 149.7 sq. metres (1611.4 sq. feet)

VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT

Agents Notes: The Agents wish to inform prospective purchasers that these Sales Particulars have been prepared as a general guide only. We have not carried out a detailed survey of the building described nor tested the services, appliances nor specific fittings. Room sizes are approximate and measurements may have been rounded up or down for convenience and are in general taken between internal wall surfaces and might therefore include cupboards/shelves etc. and accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed to be removable by the Vendor unless specifically itemised within these particulars

Rayners (Godstone) 01883 744344
96 High Street, Godstone, Surrey, RH9 8DP
godstone@raynersproperties.com

Rayners (Caterham) 01883 347446
12 Croydon Road, Caterham, Surrey, CR3 6QB
caterham@raynersproperties.com
www.raynersproperties.com

Rayners (Warlingham) 01883 622258
2 Glebe Road, Warlingham, Surrey, CR6 9NJ
warlingham@raynersproperties.com