



61 Spencer Road, Caterham - CR3 5LF

In Excess of **£675,000**





61 Spencer Road

Caterham, Caterham

Located in a popular residential area of Caterham on the Hill is this beautifully presented, four-bedroom detached home. With generous and versatile accommodation presented over two floors, this family home truly represents a property that the new owner can just move into and start enjoying.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Substantial and level rear garden with cabin
- En-suite to master bedroom
- Utility room
- Four-bedroom detached home
- Further standalone reception room and study
- Open plan kitchen and hub of home

We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services, but where you do, you should be aware of the following referral fee information. You are also free to choose an alternative provider. Cook Taylor Woodhouse Solicitors – £250 Taylor Rose Solicitors – £250 AV Rillo – £250 Hawke Financial Services – 30% Arnold & Baldwin Surveyors – 10% Alexander Lyons Surveyors – 10% Atrium Surveyors – £25



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Features include an open plan kitchen and hub of the home, a study and utility room, as well as a garden cabin. Presented in superb order throughout, and offering many features that the modern family are seeking, is this spacious, four-bedroom detached home.

The entrance hallway flows to the open plan hub of the home, with bi-fold doors onto the garden, which incorporates kitchen, diner and lounge area, with solid fuel stove. A front aspect, standalone lounge with bay window feature and a study to the opposite side of the hallway, allow for a versatile living space for the busy family. There is also a downstairs WC and utility room.

Stairs rise to the first floor where all four bedrooms are located. The master bedroom comes complete with en-suite and fitted wardrobes and is complemented by two further double bedrooms, a single bedroom, and the family bathroom.

Outside The frontage of the property provides off-street parking on a block paved driveway. To the rear is a substantial and level garden. Mainly laid to lawn with small trees and shrubs dotted around the border as well as planted beds, a decked area accessed through the kitchens bi-fold doors offers a superb space for entertaining, whilst another deck area sits in front of the garden cabin, overlooking an ornamental pond. Location Situated in a popular residential location in Caterham on the Hill which offers local shopping facilities, including Tesco store at the Village, together with bus routes, health centre, library, restaurants and pubs, whilst Caterham Valley has a wider range of shops, including Waitrose and Morrison's supermarkets and mainline station. The area is in close proximity to open countryside whilst the motorway network can be accessed via junction 6 off the M25 Godstone. Council Tax Band E As part of the service we offer, we may recommend ancillary services to you which we believe will help your property transaction.



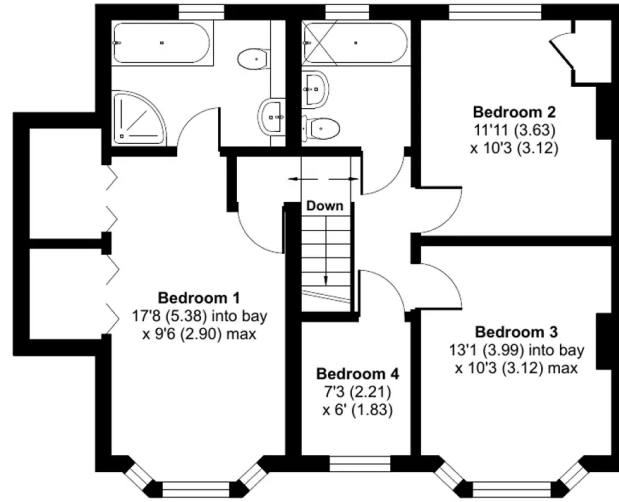
Spencer Road, Caterham, CR3

Approximate Area = 1738 sq ft / 161.5 sq m

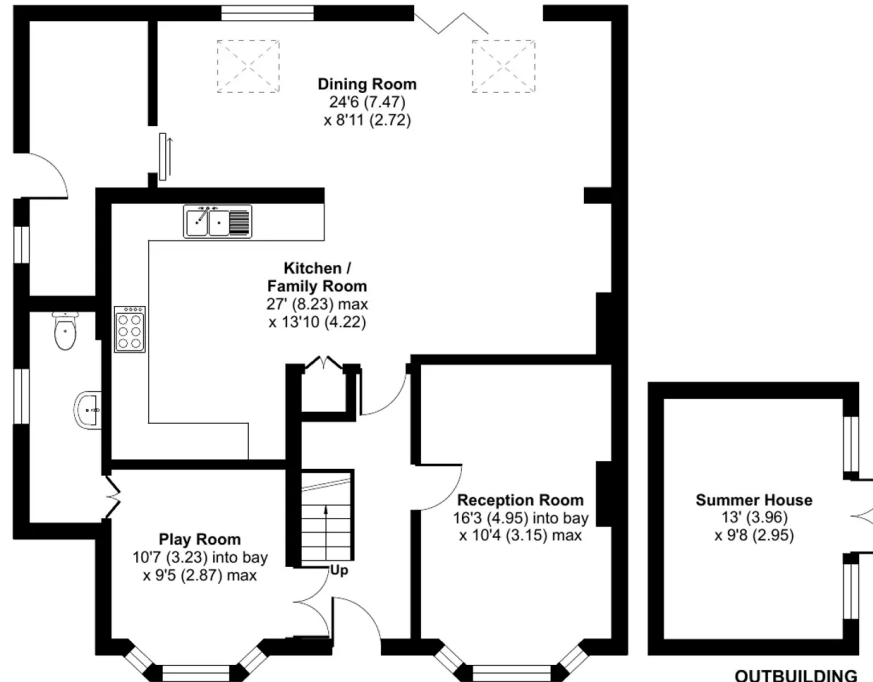
Outbuilding = 126 sq ft / 11.7 sq m

Total = 1864 sq ft / 173.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

OUTBUILDING





Park & Bailey Caterham

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Disclaimer Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only