



3 bed bungalow to buy in CR3

Station Road, Woldingham, Caterham, CR3
7DD

£750,000 Starting Bid

 x 3  x 1  x 2

Tenure

Freehold

Driveway & Garage parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Double Garage
- ✓ Leisure Studio with Steam Shower & Hot Tub
- ✓ 0.3 of an Acre Grounds
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: **Band F**
- ✓ EPC Rating: **D**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Mobile signal: **Good**

Arrange a viewing

Vinny Dadhria
Branch Manager
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Hidden snugly off of Station Road behind a well screened hedge, in the scenic village of Woldingham, this expansive detached bungalow boasts a gross internal area just shy of 1,730 ft². Dating back to 1962, the property's characteristics render it ripe for upgrading and improvement, with a large loft space, as depicted on the floor plan, ideal for further accommodation (subject to local planning permission).

STEP INSIDE....

This three bedroom, detached bungalow offers versatile accommodation over a single level, but there is an added bonus of a wooden stairway, accessed via the Entrance Hall cupboard, rising to a vast, fully-boarded loft (running to 20 metres in length). There is scope for extension STPP and any existing covenants.

The 524 ft² Lounge/Dining Room is the focal point of this property. With a dual-aspect layout and direct access to the Indian Sandstone-laid patio via uPVC French doors, benefitting from a welcome level of sunlight whilst simultaneously providing the comfort required for an Autumn's evening with an authentic log burner located at the far end. From this room, just off is a handy Study area and access to a cosy Sun Room.

The Kitchen (168 ft²) is fitted with solid oak wall cabinets and cupboards, tastefully complemented by black granite work surfaces with central island unit. Plumbing for washing machine, a four-hob gas cooker with a metallic-effect centralised extractor overhead. With a broad window aperture as well as direct access to a cool and airy Conservatory, an open and light effect is produced.

Returning to the Entrance Hall, following the property around in a clockwise fashion, there are three bedrooms. The Principal Bedroom (159 ft²) has full height, double wardrobes as well as an additional recess in the last wardrobe, which is acting as a miniature Walk-In Wardrobe. The En Suite follows, with a built-in bath and shower, W/C, sink unit and heated towel rail. Bedroom Two (114 ft²) has two south-facing casement windows which generates a welcoming level of natural light along with a view overlooking the front lawn.

Bedroom 3 (62.3 ft²), being single-aspect with a south facing casement window and wooden flooring. Bedroom 2 & 3 share a modern Wet Room with walk in shower, black floor tiling complemented by an encompassing light grey wall tiling, sink and W/C.

OUTSIDE

The front garden is encircled by laurels and fir trees and has direct access to a shingled driveway, providing good off road parking and leading to an attached Double Garage. Gated access to each side of the bungalow leading to the rear garden.

The Rear Garden, with plentiful land and soil creating an avid gardener's paradise. There is the presence of fertile apple trees, beetroot and squash among a bountiful supply of vegetation.

Set on three levels, the garden ascends to a stone-walled patio area.

LEISURE STUDIO

A newly constructed timber outbuilding, housing a Hot Tub and Steam Shower, ensuring your pampering needs are taken care of.

DOUBLE GARAGE

Roller door, power and light, personal door to side aspect.

SITUATION

Surrey County Council accepts that Station Road is an adopted public highway, which means that it is maintained by the Highway Authority.

Council Tax Band: F

Tenure: Freehold

Price: Starting Bid £750,000

Property Type: Bungalow

Parking: Driveway & Garage

Year built: 1962

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid, Solar PV (Photovoltaic) panels

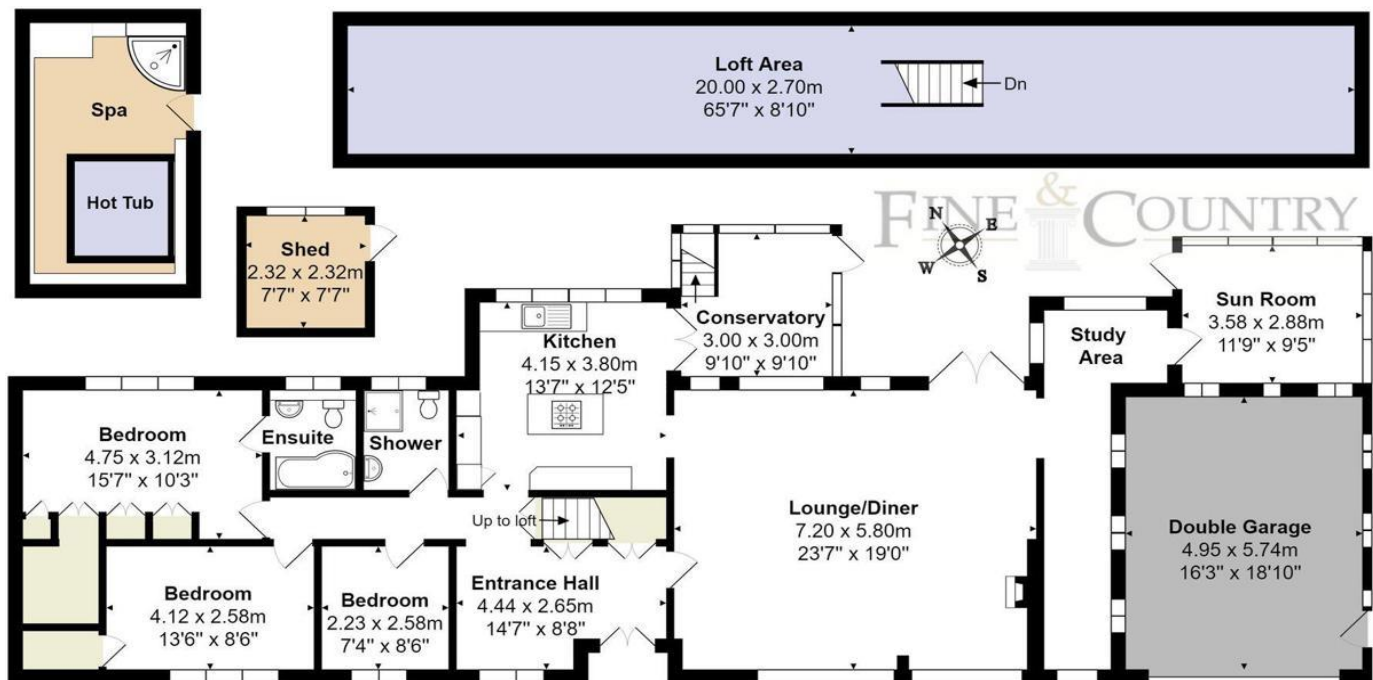
Water: Direct mains water

Water meter: No

Sewerage: Domestic/small sewage treatment plants

Air conditioning: No

Mobile signal coverage: Good



Sunnyside, Station Road, Woldingham

Total Area: 160.4 sq m ... 1727 sq ft (excluding loft area, spa, shed & double garage)

All measurements are approximate and for display purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Contact your local branch today for more information on this property:

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