



**Price**

**£800,000**

**Freehold**

5x  2x  2x 

**Timber Hill Road,  
Caterham, Surrey, CR3**

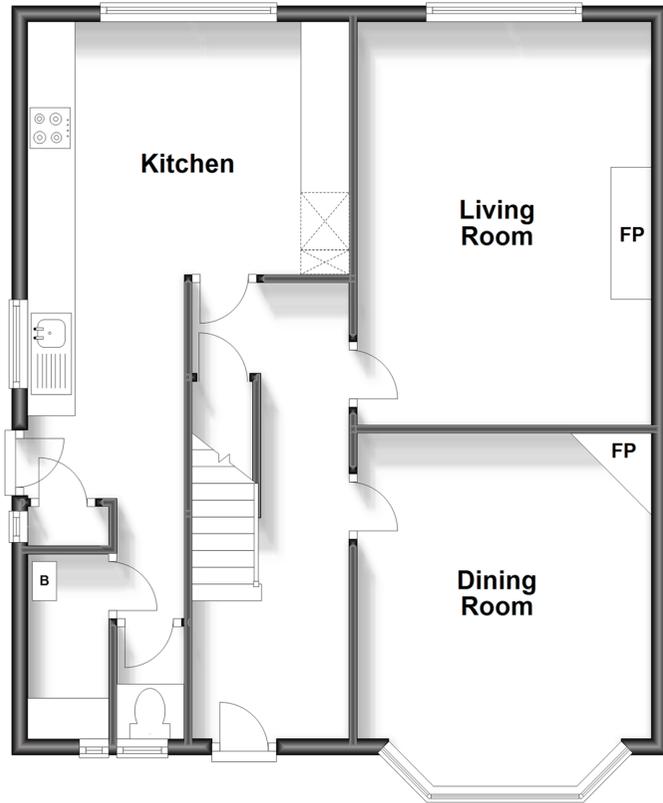
**OVER 60?**

Secure this property  
for up to **59% less!**

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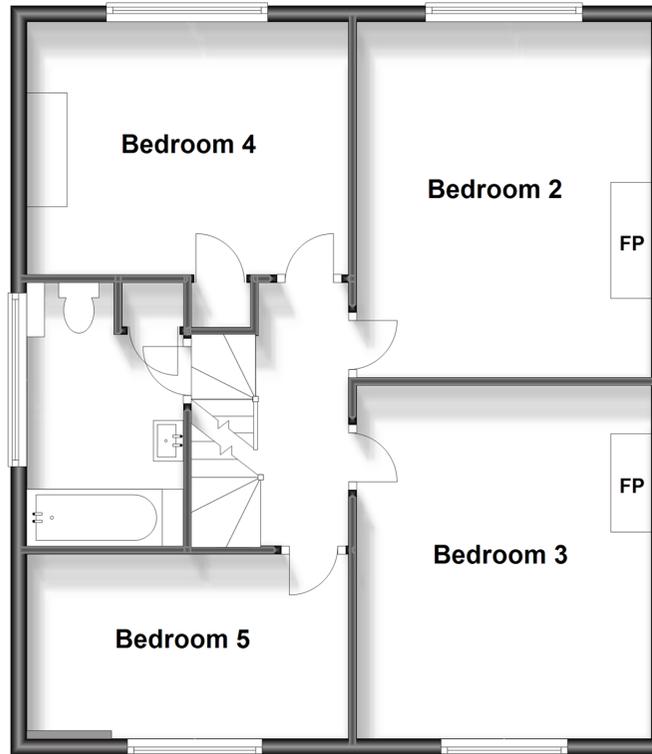
## Ground Floor

Approx. 68.6 sq. metres (738.7 sq. feet)



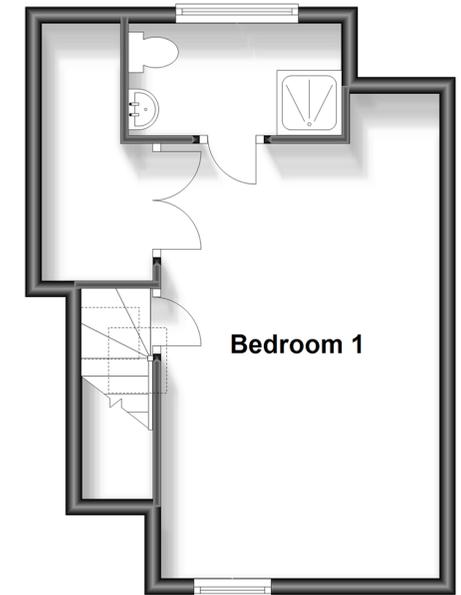
## Split Level First Floor

Approx. 68.1 sq. metres (733.1 sq. feet)



## Second Floor

Approx. 29.9 sq. metres (322.0 sq. feet)



## Accommodation

### GROUND FLOOR

Hallway

Dining Room: 14'8 x 12'1 (4.47m x 3.69m)

Living Room: 16'4 x 11'10 (4.98m x 3.61m)

Kitchen: 24'0 x 13'0 (7.32m x 3.97m)

### FIRST FLOOR

Landing

Bedroom 2: 14'0 x 11'0 (4.27m x 3.36m)

Bedroom 3: 14'0 x 11'0 (4.27m x 3.36m)

Bedroom 4: 13'0 x 10'0 (3.97m x 3.05m)

Bedroom 5: 13'0 x 7'0 (3.97m x 2.14m)

Family Bathroom: 10'5 x 6'2 (3.18m x 1.88m)

### SECOND FLOOR

Bedroom 1: 17'7 x 11'4 (5.36m x 3.46m)

Ensuite Bathroom

### OUTSIDE

Front Garden

Rear Garden

Off Road Parking



## Main features

- Detached Edwardian house with plenty of character features with a total 1,793.8 sq ft (166.6 sq mt)
- A stones throw from forest walks & Caterham station
- Mature split level rear garden
- Off road parking for two cars
- North Downs directly opposite for lovely walks



### Nearest Schools

Primary Schools: St John's CofE Aided Primary 0.6 miles, Hillcroft Primary 0.8 miles, Marden Lodge Primary 0.9 miles

Secondary Schools: Caterham School 0.8 miles, de



### Transport Information

Train Stations: Caterham 0.1 miles, Woldingham 1.1 miles, Whyteleafe South 1.5 miles



### Address

Timber Hill Road, Caterham, Surrey, CR3



### Directions

For directions to this property please contact us.



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- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING	CURRENT:	POTENTIAL:
	E(51)	C(78)

24404610/20231114/LP/LP