



Hawthorne Gardens, Caterham  
Surrey, CR3



*Beyond your expectations*



# A beautifully presented detached family house

**Hamptons International**

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[www.hamptons.co.uk](http://www.hamptons.co.uk)

4 Bedrooms | 3 Bath/Shower-rooms (2 En-suite) | Sitting Room | Kitchen/Dining Room | Family Room | Conservatory | Cloakroom | Private parking | Close to local amenities | Residential no through close

**Guide Price £800,000 Freehold**

## Description

Located within a small, quiet development of 10 houses is this beautifully presented 4 bedroom detached house built by Charles Church in 2011. The property benefits from an enclosed garden, private parking for several cars. There is flexible accommodation to suit the needs of a growing family. The entrance hall leads through to the kitchen/dining room which is fitted with a range of 'Manhattan' wall and base units with integrated Electrolux washer/dryer, fridge, freezer and gas hob. The dining area opens to a stunning conservatory which has French doors overlooking the attractive rear garden. Creating ideal living space is a door leading directly to the light and spacious sitting room which also looks out on to the garden. The current owner have converted the garage to create a family room.

The first floor comprises 3 good sized bedrooms, a family bathroom and an en-suite shower room. The master bedroom with en-suite shower room is situated on the top floor.

## Outside

To the front of the property there is private parking for four cars. To the rear, there is a decked terrace leading on to a lawned garden, with seclusion being provided by panel fencing, which is not overlooked from the rear. In addition there is a purpose built shed with power supply.

## Location

Situated within a small, modern, quiet, development running off Whyteleafe Road in a convenient position for

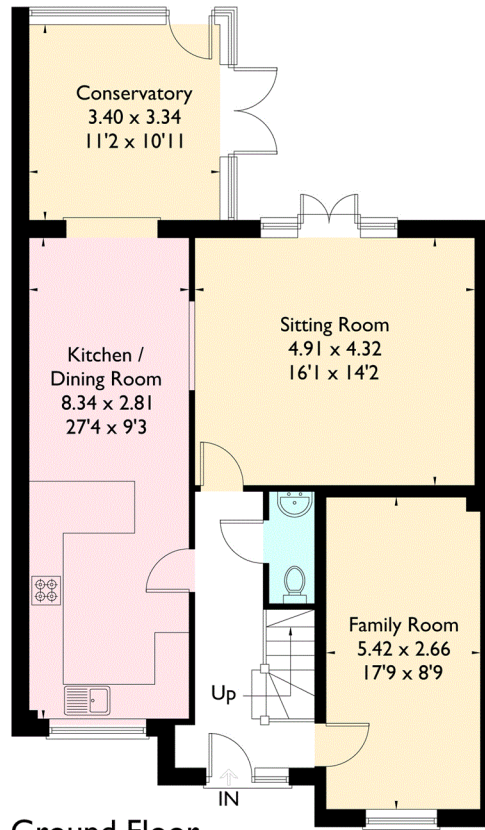
local schools, train and bus transport. Within walking distance are De Stafford School & Sports Centre, Audley Primary, St Francis Catholic Primary, Essendene with Caterham School about 2.3 miles. There are local shops and amenities at Caterham on the Hill and there is open countryside within easy reach. There is a choice of 3 supermarkets locally and high street shopping in Caterham Valley (1.5 miles). The motorway network is easily accessible at junction 6 of the M25 (3.2 miles). TRAIN SERVICES: Whyteleafe South Railway Station (1.1 mile) and Caterham (1.5 miles) have regular services to East Croydon, London Bridge and London Victoria in approximately 45 minutes. Upper Warlingham Station (1.3 miles) offers regular services to London Victoria 31 minutes and London Bridge 35 minutes.



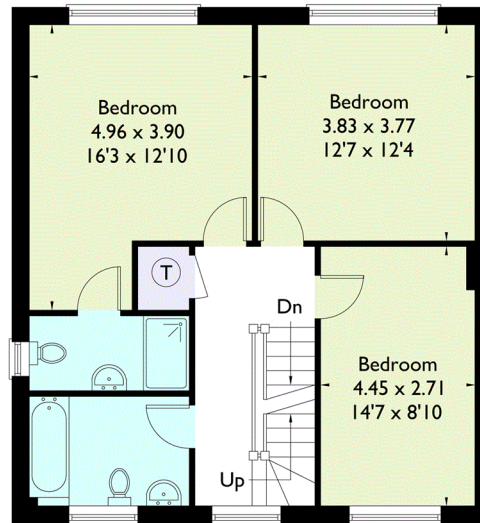
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	82	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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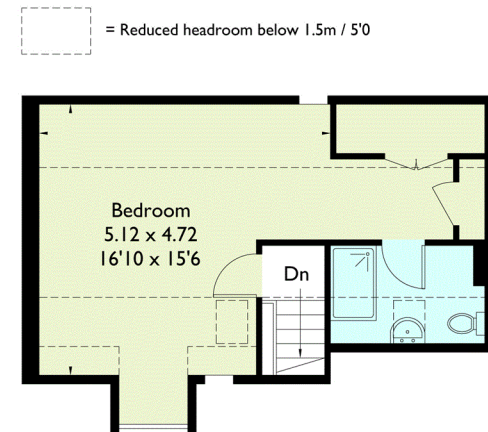
Approximate Gross Internal Area = 185.7 sq m / 1998 sq ft



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only. Not to scale  
Ref: 157038

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



