



Leazes Avenue, Chaldon  
Surrey, CR3

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*

# Spacious detached family home in semi rural location

Hamptons International

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4 Bedrooms | Kitchen/Breakfast Room | Utility Room | Sitting Room | Dining Room | Study | Bathroom | 2 x Shower Room | Garage | Garden | Solar panels

**Guide Price £700,000 Freehold**

### Description

A spacious four bedroom detached family home set in a sought after semi rural location benefiting from south facing rear garden with garage and close to Surrey National Golf course. The entrance hall offers a good flow to the principle living rooms on the ground floor, a light and airing sitting room with feature gas fireplace, wooden floors and doors directly out on to the patio. The kitchen benefits from a comprehensive selection of wall and base units with built in double oven, dishwasher, fridge and has direct access to the garden. Additionally there is a separate utility/kitchen with built in double oven and space for appliances. The dining room to the front is spacious with a wooden floor and there is a well equipped office/study and separate cloakroom. On the first floor there are four bedrooms, the double aspect master bedroom is light and airy with a good range of built in wardrobes, vanity unit and fully tiled ensuite shower room. The three further bedrooms are a good size, one with fully tiled ensuite shower room. There is a family bathroom with Jacuzzi bath that completes the layout. The property benefits from solar panels and double glazing throughout.

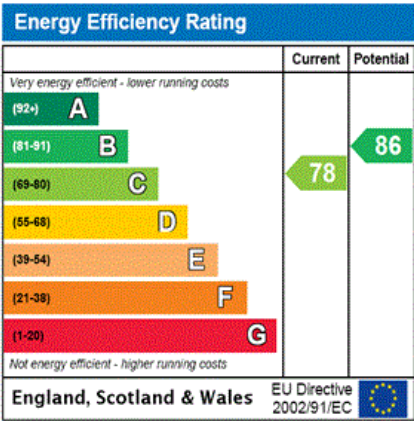
### Outside

The front of the property benefits from a block paved 'in & out' driveway, a single attached garage that has direct access in to the study/office and access to the rear garden. The south facing rear garden is mainly laid to lawn and backs onto green belt with views across to woodland beyond. There are well stocked flower beds

with mature shrubs and trees, a vegetable patch and feature pond. The back of the property is framed by a beautiful mature climbing wisteria, has a good sized patio area for entertaining in the summer months that benefits from direct access into the kitchen/breakfast room.

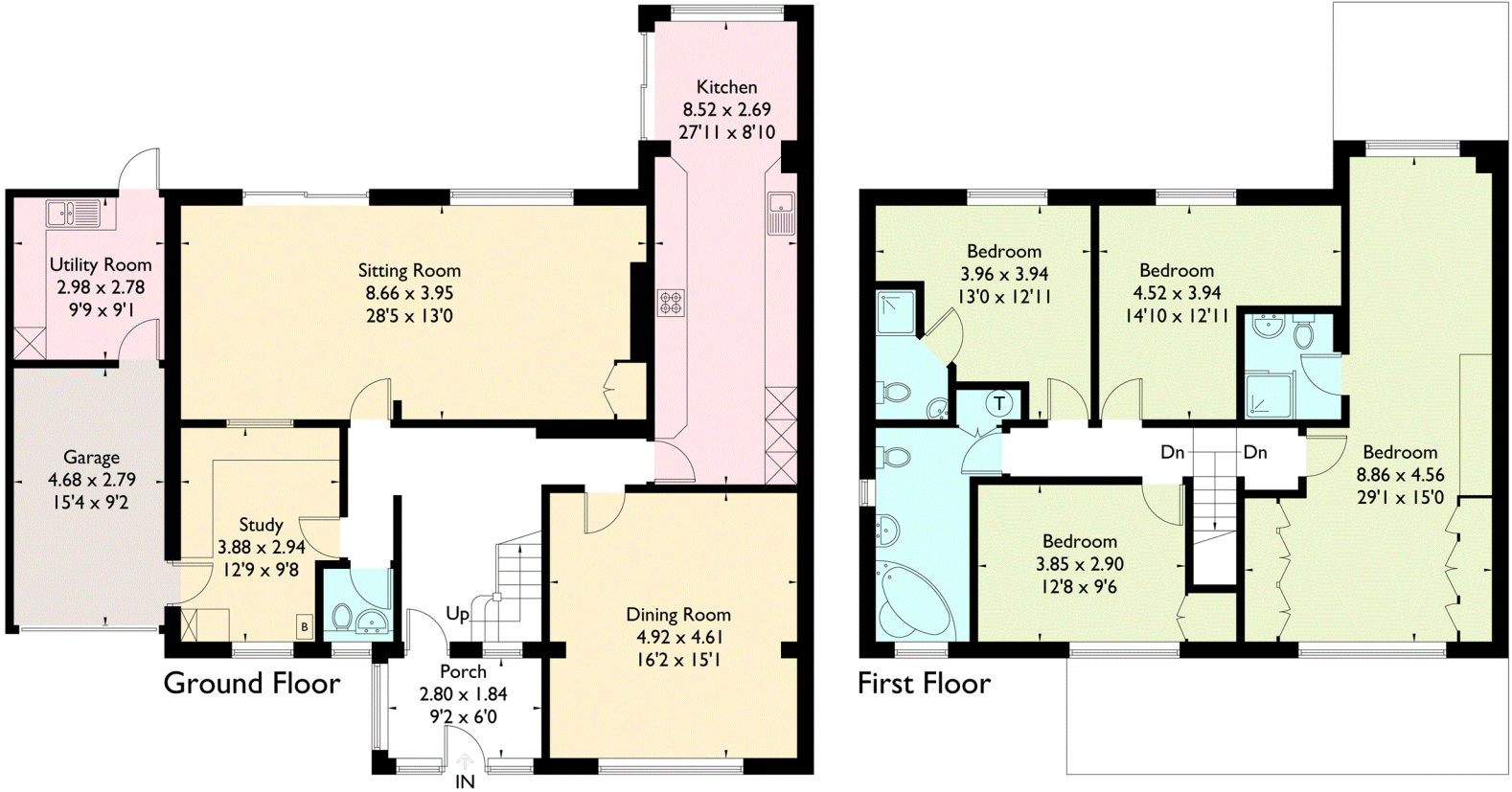
### Location

The property is located in a idyllic location bordering the Surrey National Golf Course, close to open countryside. The local shops at Caterham on the Hill are 1.5 miles and Caterham town centre is 2.5 miles with its wider range of shopping facilities and railway station with services to London Bridge and Victoria. The M23 & M25 motorways can be easily accessed from either junction 6 or 7, for travel to Gatwick and Heathrow Airports. There are schools for boys and girls of all ages in both the state and private sectors including Caterham School and St Peter & St Paul Church of England Infant School.



Leazes Avenue, Chaldon, Caterham

Approximate Gross Internal Area  
236.4 sq m / 2545 sq ft (Including Garage)



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This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

**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.

