

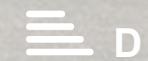
TMS

ESTATE AGENTS



Court Road, Caterham, CR3 5RE

Price Guide £850,000 - £875,000



Guide Price: £850,000–£875,000

TMS are delighted to offer this beautifully extended 4-bedroom detached home in a sought-after area of Caterham, boasting spacious and versatile living across two floors.

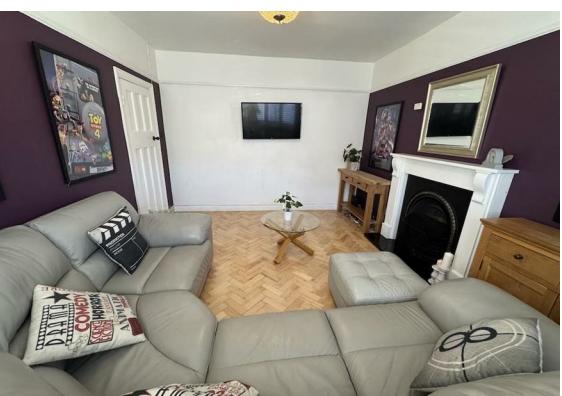
Ground Floor:

The entrance hall features parquet block flooring, under-stairs storage, and access to two reception rooms. The kitchen/dining room (6.18m x 6.89m max) has been stylishly extended with a designer kitchen, bi-fold doors to the garden, Velux skylights, AGA range cooker, integrated appliances, composite worktops with inset sink, and a breakfast bar. The family room (3.91m x 3.29m) includes a feature wood-burning fireplace and seating area. The lounge (4.5m x 3.44m) has a bay window with plantation blinds and a gas fireplace with granite hearth.

Also on the ground floor is a shower room with walk-in rainfall shower, vanity unit and towel rail, and a spacious utility room (3.57m x 2.38m) with plumbing for appliances, larder units and access to the double garage (4.85m x 4.13m) with power, light and up & over doors. At the rear, a dedicated office/craft room (3.78m x 2.27m) opens onto the garden via French doors.

First Floor:

The landing has loft access and stained-glass window. Bedroom 1 (3.74m x 3.28m) features a bay window and en-suite with bath and





rainfall shower. Bedroom 2 (3.27m x 2.95m) overlooks the rear garden, while bedrooms 3 and 4 have dual-aspect windows and built-in wardrobes. A modern family bathroom includes a freestanding bath, vanity unit, and tiled flooring.

Outside:

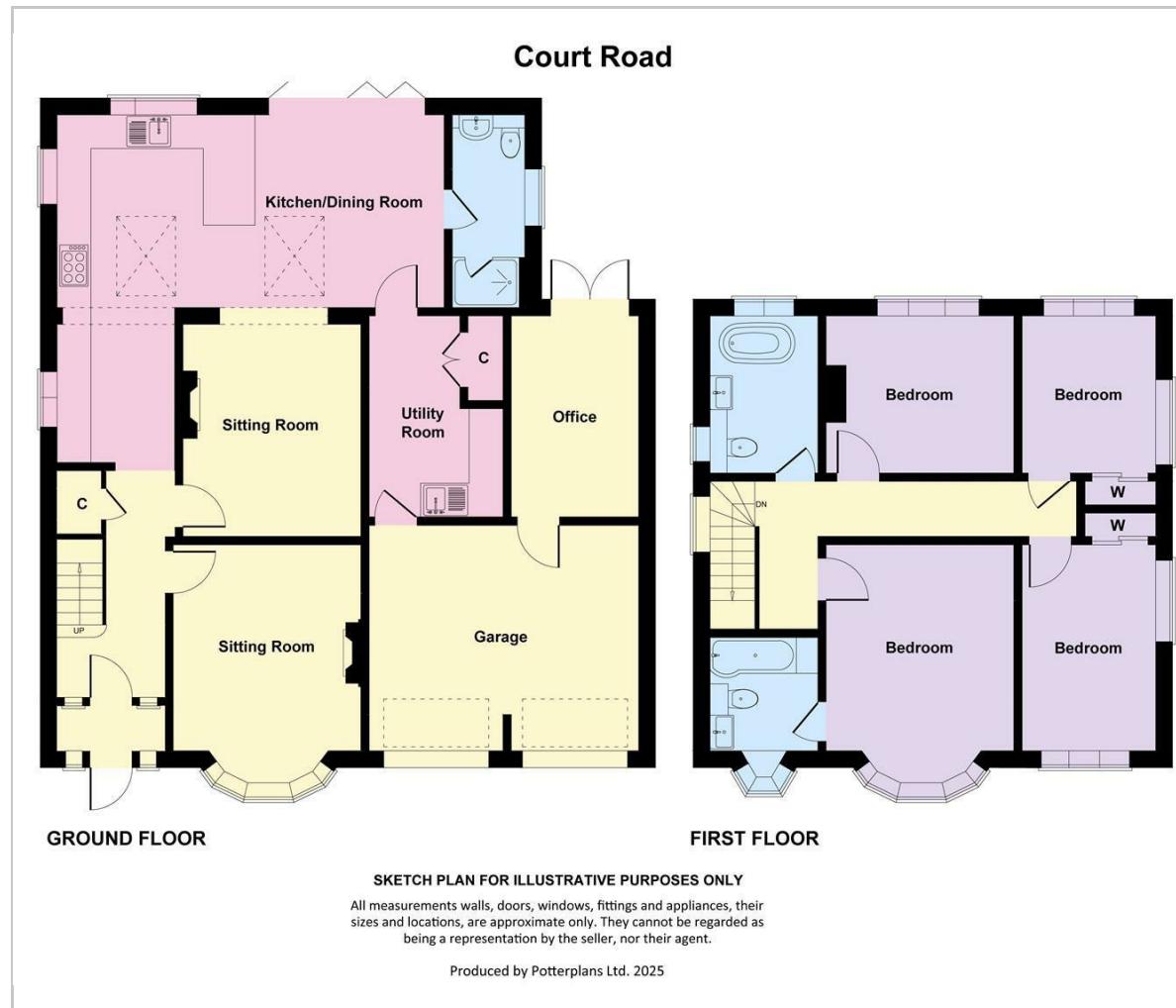
The front offers an in-and-out driveway with shrub borders and gated side access. The large rear garden includes an Indian Limestone patio, lawn, mature planting, pergola, brick-built shed/workshop, and a rare underground Anderson shelter.

An exceptional family home with character, space, and high-quality finishes.



- GUIDE PRICE £850,000 - £875,000
- FOUR BEDROOM DETACHED HOUSE
- BEAUTIFULLY EXTENDED AND PRESENTED
- EXPANSIVE GARDEN
- SOUGHT AFTER LOCATION
- CONVENIENT ACCESS TO M25(J6)
- CATERHAM & WHYTELEAFE STATION NEARBY
- QUEENS PARK LESS THAN 1/2 A MILE AWAY

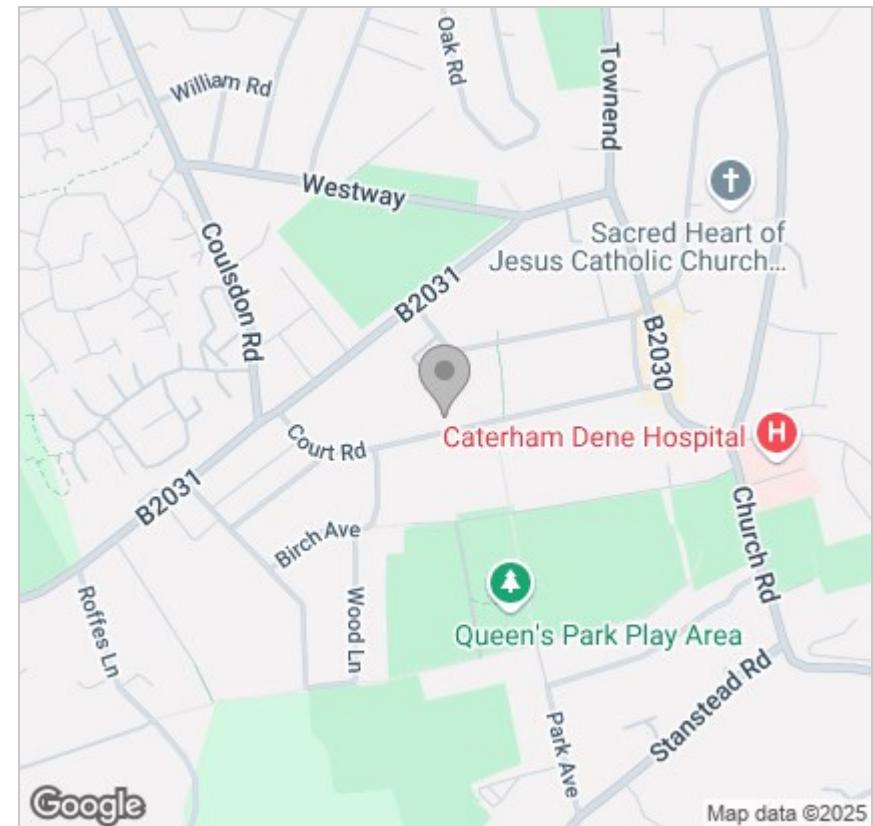
Floor Plan



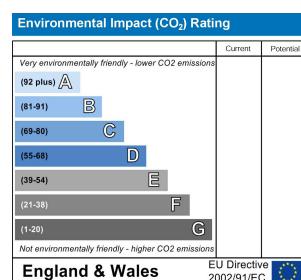
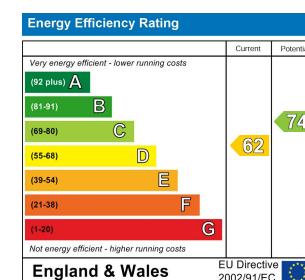
Viewing

Please contact our TMS ESTATE AGENTS Office on 01843 866055 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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