



## AVONDALE HIGH, CROYDON ROAD, CATERHAM

A spacious, two double bedroom top floor conversion flat in a charming period building.

Offering stunning views across Caterham Valley with communal gardens and outside building for home office.

Offered to the market with a share of the freehold.

Viewing essential to appreciate the property.





Situated in Caterham Valley which offers shopping facilities to include two supermarkets, health centre, library, a number of fantastic local schools, restaurants and pubs, together with main line station.

The area is served with a variety of sporting and recreational amenities and the motorway network can be accessed via junction 6 off the M25 at Godstone.

**DESCRIPTION:**

The property is approached via a Communal Entrance with entry phone system, stairs to all floors.

**Hallway:** Neutrally decorated entrance hall, with access to loft space via pull down hatch and access to all rooms.

**Bright and Spacious Open Plan Lounge/Kitchen:**

A double aspect room with gorgeous bay window allowing lots of natural light and stunning panoramic views across Caterham Valley. Neutral decor and carpeting to lounge area.

Sleek modern fitted kitchen with brushed chrome handles and incorporating black marble effect roll top work surfaces with matching breakfast bar, stainless steel four ring gas hob with concealed extractor above and oven and grill beneath, integrated fridge, freezer and dish washer, tiled splash backs, recently installed gas central heating boiler system, space and plumbing for washing machine, laminate wood effect flooring, spot lighted ceiling.

**Master Bedroom:** good sized double, with storage cupboard and en-suite:

**Modern En Suite Shower Room:** with matching suite in white comprising low flush w.c., wash hand basin with chrome mixer tap and tiled splash back with corner walk in shower, wall mounted ladder style heated towel rail, ceiling extractor, halogen spotlighting and wall light.

**Bedroom Two:** A double bedroom, bright and airy thanks to double aspect windows.

**Modern family Bathroom:**

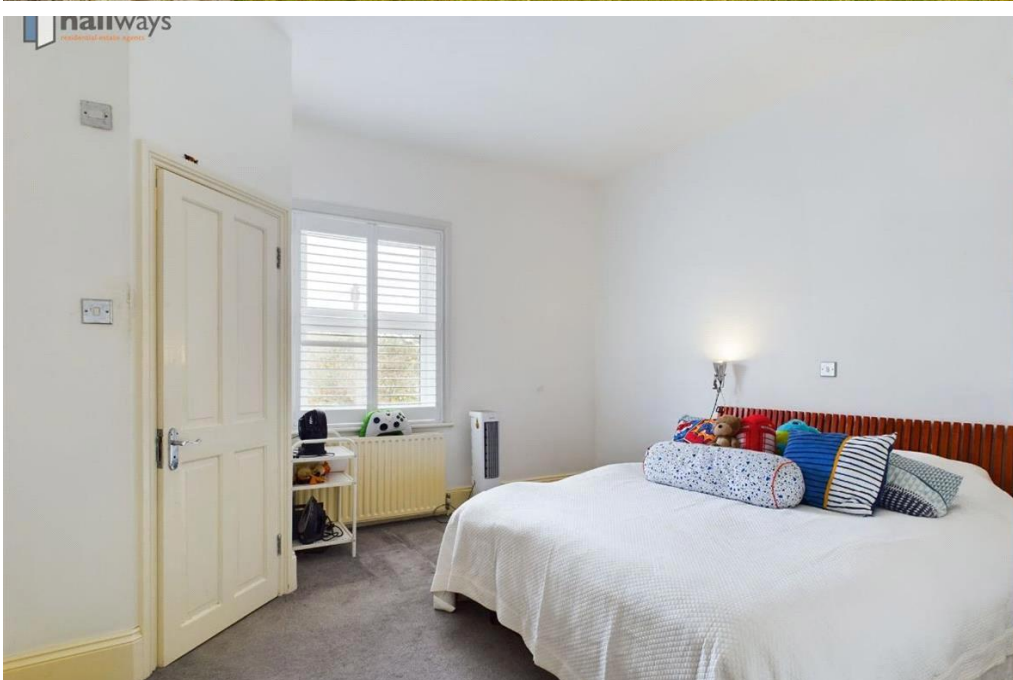
**Outside**

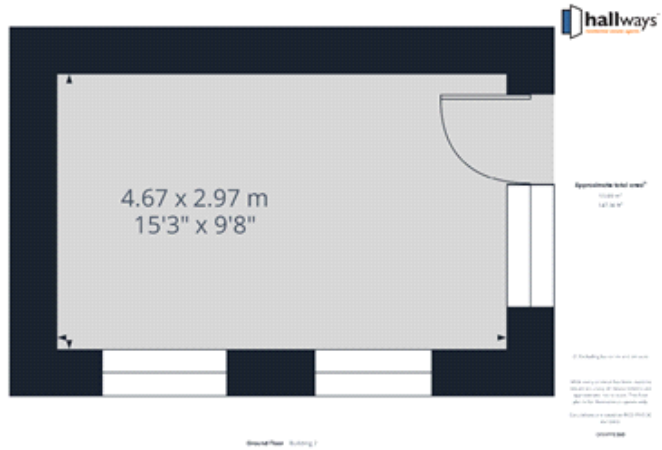
Communal Grounds and Garden that wraps around the building and a separate out house that can be accessed separately and used as an office for anyone wishing to work from home.

**Council Tax Band: C (Tandridge District Council)**

**Tenure: Freehold**

- First floor character conversion flat
- Communal gardens
- Share of freehold
- 2 Double Bedrooms
- High Ceilings
- Separate outdoor room for home office





Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>		(92-100) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>	58	(39-54) <b>E</b>	61
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>).

Viewing by appointment only  
 Hallways Estates Limited  
 Rothie Barn, Croydon Lane, Banstead, Surrey SM7 3BG  
 Tel: 07903162312 Email: hello@hallwaysproperty.uk Website: hallwaysproperty.uk/

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.