



**Fortlands, Southview Road, Woldingham,
Caterham, Surrey, CR3 7AB**

Asking Price: £735,000

Freehold

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This attractively presented Bungalow offers a rare opportunity to live in a tranquil setting on a level plot only a 5 minute drive to Woldingham station or Oxted Town. The property is set back from the lane and the entrance is approached from a private part walled courtyard leading to a large fully enclosed entrance porch. The property which has painted and rendered elevations is characterised by bespoke timber shutters that are fitted to quality double glazed windows and doors with timber surrounds throughout.

The accommodation is comfortable and well planned with all rooms accessed from the hallway. The Lounge enjoys open westerly views to the front and benefits from a laminate floor and fireplace with coal effect gas burner.

The kitchen Breakfast room opens out into a Dining section fitted with full length glazed doors opening onto the garden. The Kitchen has been comprehensively refitted with glossy white fronted kitchen units and polished granite working surfaces co-ordinated to a fitted breakfast table which matches the granite flooring. The worktops are illuminated by over counter lighting and incorporate the sink and fitted 4 ring gas burner. Further integrated appliances comprise an AEG double oven, stainless steel extraction unit and washer/dryer. The cupboards also incorporate a pull out ironing board and recycling bins. The dining area is delightful affording a triple aspect over the surrounding gardens with glimpses of the golf course.

There are three bedrooms in all and the two double rooms benefit from direct access to the gardens via French doors. The master bedroom additionally benefits from an en-suite shower room. Further benefits include a useful walk in store cupboard and full gas central heating.

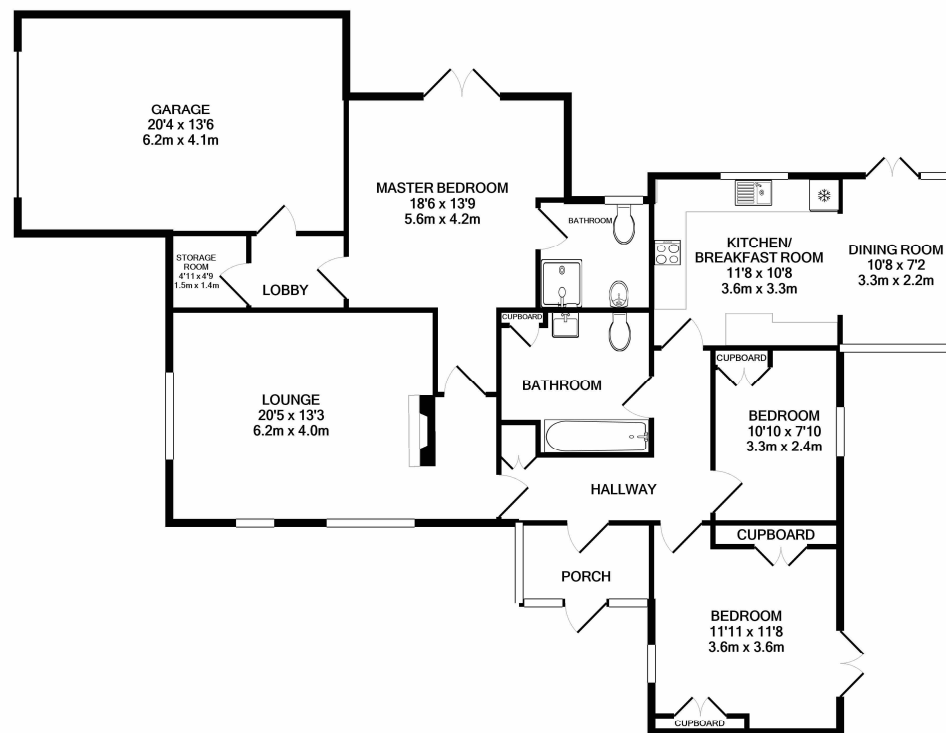
Large Garage with storage within the roof. Carriage drive which has been resurfaced in recent years and provides ample parking.

OUTSIDE

Level gardens surround the property and are generally laid to lawn with established trees. The property has doorstep access to open countryside and the North Downs Golf course.

Surrey County Council accept that Southview Road is a public highway, known technically as a private road which means it is a public right of way that is maintained at the frontagers expense.

DIRECTIONS: From Wapses Lodge roundabout on the A22 take the exit to Woldingham. Passing Woldingham rail station on the right, proceed around the bend and up Station Road. Drive straight through the centre of the village into Northdown Road, continue along passing the club house to North Downs golf course on your left hand side, the road bends sharply to the left onto The Ridge. Continue along The Ridge taking the second turning on the left into Southview Road, Fortlands is a short distance along on the right hand side.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

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