



**Lime Tree Cottage, 42 Tillingdown Hill, Caterham,
Surrey, CR3 6QL**

Offers Over: £550,000

Freehold

Lime Tree Cottage, 42 Tillingdown Hill, Caterham, Surrey, CR3 6QL

This pretty detached cottage stands within its own plot behind high walls benefitting from a level approach through the front garden.

A double fronted cottage, built in the 1920s has double glazing throughout and gas fired central heating.

The large living room with open fireplace has a dual aspect and French doors open out onto a private terrace. The kitchen houses a comprehensive range of storage cupboards and serves a delightful dining room. The ground floor accommodation is complimented by a comfortable sun lounge which looks down the length of the garden and a ground floor cloakroom with toilet and large understairs storage cupboard.

Rising to the first floor, the principal bedroom at one end with a walk in wardrobe and en-suite bathroom. Three further bedrooms are served by a shower room equipped with a 'Megaflow' power shower.

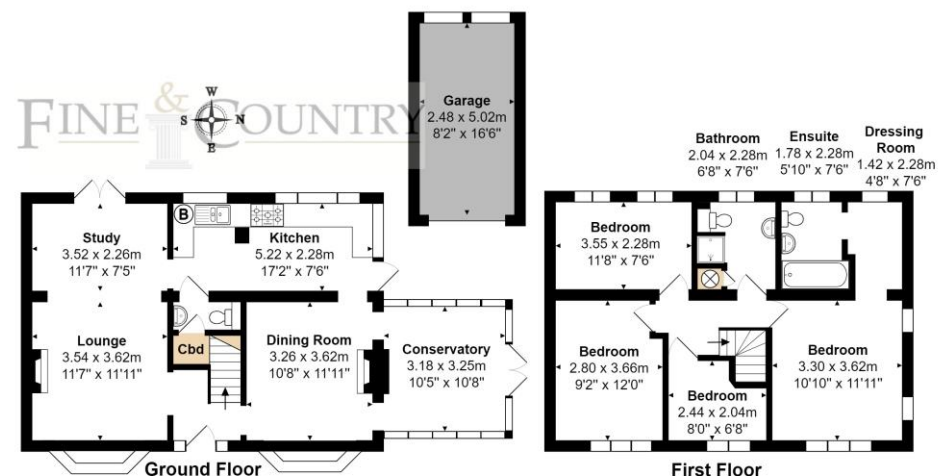
Outside

The gardens are delightful and surround the house capturing sunshine and providing areas of shade provided by a backdrop of mature Lime Trees. Views are captured toward the West and North. Areas of lawn and raised flower beds beyond a good-sized stone laid terrace surrounding the conservatory. Well maintained stand-alone swimming pool. Further steps down to original enclosed Anderson shelter which is ideal for wine storage. Gate to front garden with shrubs.

Single Garage

Parking to front which can be accessed from the rear garden. Fencing (originally double gates from Tillingdown Hill) which could provide further access for off road parking.

Council Tax Band: F



Tillingdown Hill, Caterham

Total Area: 125.3 sq m ... 1349 sq ft (excluding garage)

All measurements are approximate and for display purposes only.

FINE & COUNTRY





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Disclaimer

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