



**14 Clare Court, Woldingham, Caterham, Surrey,
CR3 7ER**

**Offers in excess of:
£475,000**

14 Clare Court, Woldingham, Caterham, Surrey, CR3 7ER

The property has been the subject to extensive upgrading by the current owners, who are reluctantly selling due to job relocation.

The property has recently been fitted with quality double glazing UPVC windows throughout. The spacious entrance hall has a window to the side aspect, understairs cupboard and coats cupboard. There is a newly fitted 'column' radiator and wood strip flooring. The cosy Lounge, which has recently been replastered, new skirtings, a new 'column' radiator has a large window overlooking the front garden, a feature wood surround fireplace and original wood strip flooring, and newly fitted display shelving to one side of the fireplace.

With a door from the hall and lounge to the good size kitchen/dining room, there is a range of kitchen units with incorporating a sink unit, space and plumbing for dishwasher, space for fridge, and fitted oven. The dining area has double glazed French doors to the sunny rear garden. There is an archway to a handy utility room with a door to the front garden and plumbing and space for a washing machine, American style fridge/freezer, plus a wall mounted gas central heating combination boiler. The owners had started to fit an adjacent shower room off where there is already plumbing for a shower (shower tray fitted) and plumbing for a wc and sink. Extractor fan and downlighters. The utility room/shower room also has provision for underfloor heating (workings/limestone tiles supplied if required).

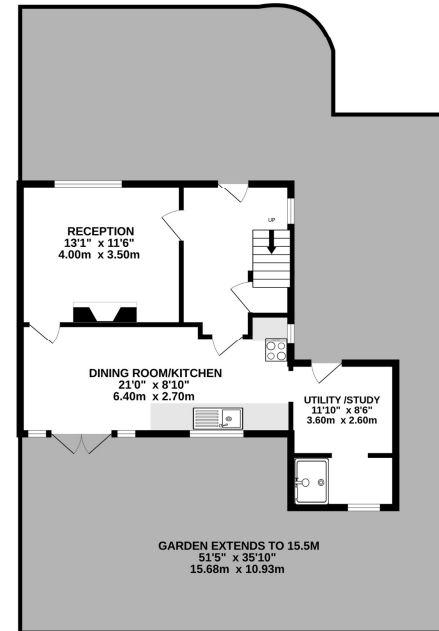
Rising to the first floor, the light and airy landing has a large window bringing in ample light. There are three good sized bedrooms to this floor, all with fitted cupboards and, or wardrobe cupboards plus a bathroom with newly laid flooring, bath with power shower over, wc, wash hand basin, extractor and heated towel rail. Other improvements and features to note would be newly laid carpet to the principal bedroom, high ceilings, rewired throughout, new windows throughout, pressurised water system, new ceilings to kitchen/bathroom.

OUTSIDE

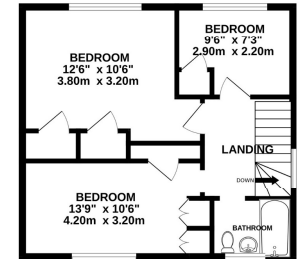
The front garden is of a decent size with central steps leading up to the front door. There is a garden shed and a door to the utility room. There is ample parking offered via parking bays opposite the property. Clare Court is a slip road, approached off of Slines Oak Road. To the rear, which is approached via the kitchen/breakfast room, the south/east facing garden offers a good size patio, bathed in sun for most of the day. Steps leading up to a top area of garden, affording views and further potential to landscape if desired.

Council Tax Band: D

GROUND FLOOR
551 sq.ft. (51.2 sq.m.) approx.



1ST FLOOR
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA: 1002sq.ft. (93.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	58	
(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

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.