



**17 FRYERN WOOD, CHALDON, CATERHAM, SURREY, CR3 5AR**  
**£925,000**  
**FREEHOLD**

STUNNING EXTENDED CONTEMPORARY FAMILY HOME IN A CUL DE SAC LOCATION

This fantastic four bedroom family home is set in a sought after cul-de-sac within the village of Chaldon. This semi-rural location has the countryside on the doorstep along the convenience of local amenities. It is also ideally placed for access to Caterham, with its shops and railway station with London connections.

Set on a spacious plot with room to extend further if required, this home has been lovingly refurbished throughout to create a modern open plan space with sharp lines and light throughout, making it perfect for families and entertaining.

As you enter the house, there is a large welcoming hallway with built in storage for coats and shoes. The downstairs cloakroom has a feature slate wall and automatic lighting. Throughout the downstairs, the crisp white walls and Karndean flooring unify the different living spaces. The 21ft lounge has a built in media wall and is open plan to the kitchen/diner, which runs across the back of the house with roof lights, bi-fold doors, breakfast bar and a feature tropical fish tank wall. The kitchen is fully integrated with a high gloss finish, plenty of storage cupboards and counter top space. Also on the ground floor there is a separate playroom or home office. Upstairs there are four bedrooms, all with built in wardrobes, and a large four piece bathroom with a walk in shower with feature slate wall.

Outside the large patio links seamlessly through the bifold doors and is a great entertaining space with built in seating and bar, and steps down to a well sized lawned garden with hedge and shrub borders. There is a further seating area behind the garage and also a large timber workshop. To the front, the garden is laid to lawn with block paved driveway leading to the double garage.

The beautiful home must be seen to be believed, so book your viewing now.

- **EXTENDED FAMILY HOME**
- **FOUR BEDROOMS**
- **21FT LOUNGE**
- **DOUBLE GARAGE**
- **COUNCIL TAX BAND: G**
- **CONTEMPORARY FINISH**
- **STUNNING 26FT KITCHEN/DINER**
- **CUL DE SAC LOCATION**
- **NO ONWARD CHAIN**
- **EPC RATING: D**





**ROOM DIMENSIONS:**

**ENTRANCE PORCH**

**ENTRANCE HALL**

**CLOAKROOM**

**LOUNGE**

21'8 x 12'5 (6.60m x 3.78m)

**KITCHEN/DINER**

26'7 x 11'11 (8.10m x 3.63m)

**PLAYROOM**

11'8 x 9'10 (3.56m x 3.00m)

**FIRST FLOOR LANDING**

**BEDROOM ONE**

13'5 x 12'6 (4.09m x 3.81m)

**BEDROOM TWO**

10'0 x 10'0 (3.05m x 3.05m)

**BEDROOM THREE**

12'6 x 8'0 (3.81m x 2.44m)

**BEDROOM FOUR**

10'0 x 6'5 (3.05m x 1.96m)

**FAMILY BATHROOM**

9'11 x 7'10 (3.02m x 2.39m)

**GAS CENTRAL HEATING**

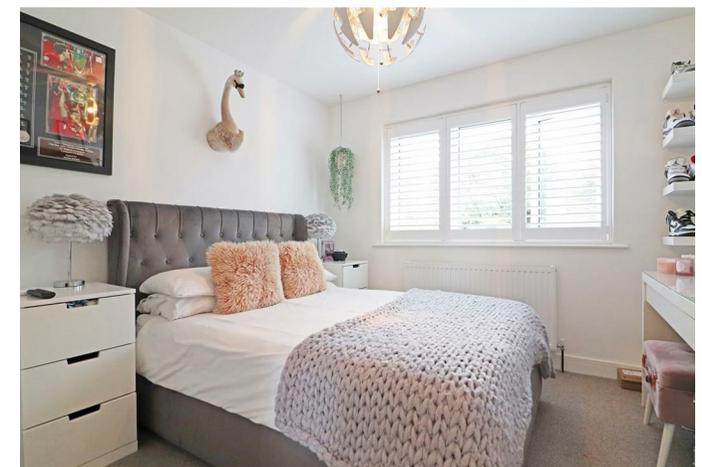
**DOUBLE GLAZED WINDOWS**

**DOUBLE GARAGE**

17'9 x 16'1 (5.41m x 4.90m)

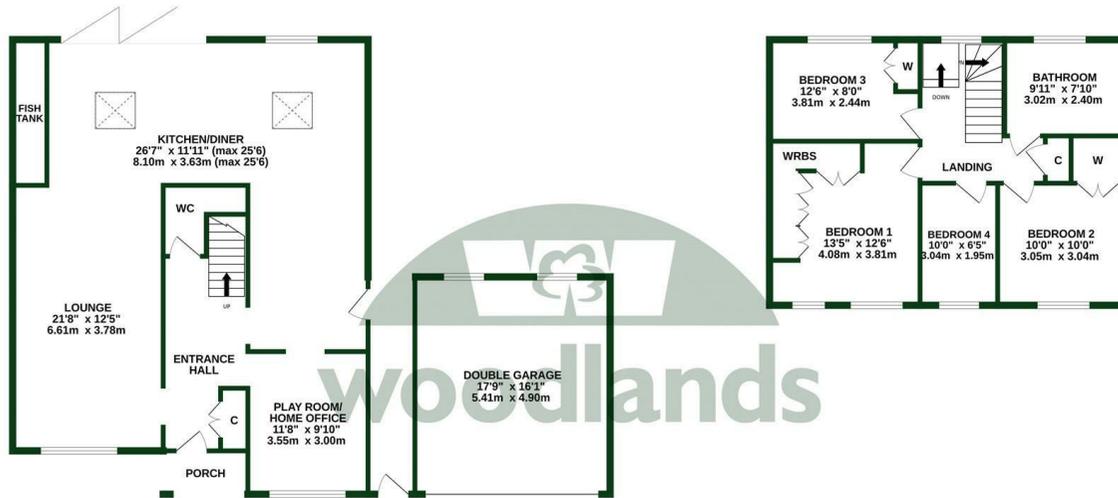
**OFF ROAD PARKING**

**65' X 55' REAR GARDEN**



GROUND FLOOR  
1398 sq.ft. (129.8 sq.m.) approx.

1ST FLOOR  
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA: 2032 sq.ft. (188.8 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 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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