



3 Queens Park Road, Caterham, Surrey, CR3 5RB

Pollard Machin

estate agents since 1885

3

Queens Park Road
Caterham
Surrey CR3 5RB

Offers in Excess of £1,000,000

Pollard Machin

estate agents since 1885

Substantial 6-Bedroom Detached Family Home with Elegant Interiors & Expansive Garden. Located in the heart of Caterham's highly sought-after Queens Park area, this substantial six-bedroom detached home offers over 2,880 sq ft. of versatile living space, combining elegant period charm with modern practicality. EPC Rating D. Council Tax Band G.

With beautifully proportioned rooms across three floors, extensive garden space and a detached garage, this is a rare opportunity for families looking for space, style, and location.

Ground Floor – A Perfect Balance of Formal and Family Living.

Step through the charming porch into a welcoming hallway, which leads to a versatile layout on the ground floor: Two generous reception rooms, one of which could easily function as an additional bedroom, home office or playroom. Both are tastefully appointed with original period feature fireplaces and large windows for excellent natural light and views of Queens Park at the front or the large garden at the rear. A spacious kitchen/dining room (13'9" x 13'1") at the heart of the home, with plenty of storage, worktop space, and room for family dining. A large utility room with separate WC & shower room (19'8" x 9'2") provides practical storage and laundry space. To the rear, the stunning conservatory (29'7" x 9'8") offers panoramic garden views and direct access to the garden – ideal for entertaining or relaxing year-round. A dedicated study (13'8" x 9'8") completes the ground floor, perfect for hybrid working.

First Floor – Three Well Proportioned Bedrooms.

The first floor features: Three generous bedrooms, each with unique character, ample storage, and pleasant outlooks. A stylish en suite bathroom with modern fittings and an additional ensuite shower room. A dedicated sitting room (13'7" x 12'4"), ideal as a family snug, TV room, private retreat or extra bedroom.

Second Floor – Top floor with En Suite

A spacious principal bedroom (14'6" x 11'10") with en suite facilities, eaves storage and elevated views over the rear garden. An additional sixth bedroom (9'5" x 8'6") which could also serve as a nursery or dressing room.

Exterior – Exceptional Garden & Garage

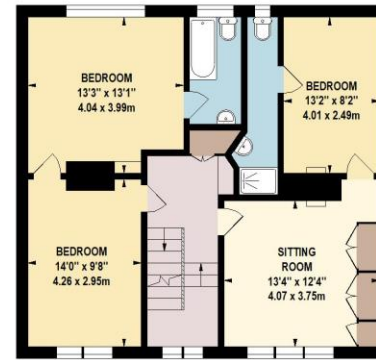
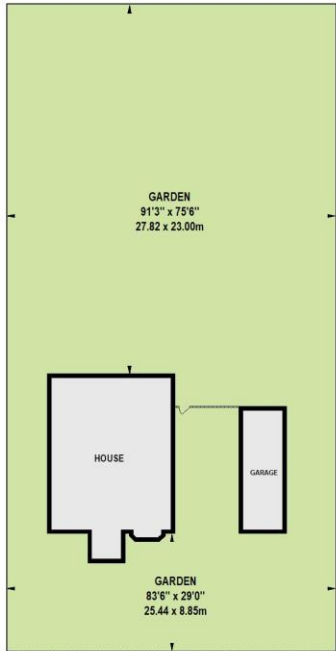
To the rear, an expansive garden measuring over 90ft offers a lush lawn, mature shrubs and trees and an orchard at the rear. The garage (29'6" x 10'1") offers secure parking and storage, with ample in-out driveway with space for 4-6 cars. A further section of this driveway extends the outdoor area and offers scope for further landscaping or extension.

Location - Queens Park Road is one of Caterham's most desirable residential streets, located opposite Queens Park, and a short walk to local shops, cafés, schools, and Caterham Station (with direct services to London). The M25 is also easily accessible, providing excellent road links.



Queens Park Road
Approximate gross internal area
267.83 sq m / 2883 sq ft
(Including Garage & Eaves Storage)

Garage
27.31 sq m / 294 sq ft
Eaves Storage
18.12 sq m / 195 sq ft



(Not shown in actual location / orientation)

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.





Viewings Strictly by Appointment Only

Pollard Machin Estate Agents
45 Limpsfield Road
Sanderstead
Surrey
CR2 9LA
Tel: 020 8657 4466

Email: sales@pollardmachin.co.uk
Web: www.pollardmachin.co.uk

Selling exclusive homes throughout Surrey

Pollard Machin

estate agents since 1885

