



Broad Walk, Caterham CR3 5EP

welcome to
Broad Walk, Caterham

***Generous living accommodation with
the added benefit of off-street parking
in a quiet cul-de-sac.***

Situated on the highly regarded Broad Walk, this detached bungalow offers a rare opportunity to enjoy spacious, single-level living in a peaceful and well-connected residential setting. The property features three comfortable bedrooms, including a main bedroom with its own en suite bathroom, providing a private retreat away from the main living areas. A second bathroom and a separate W/C offer additional convenience for family and guests.

The layout is both practical and well-proportioned, with a dedicated dining room ideal for family meals, and a separate kitchen that provides ample storage and workspace. The generous living area forms the heart of the home, filled with natural light and enhanced by sliding doors that lead directly onto the garden, creating a wonderful sense of space and connection with the outdoors.

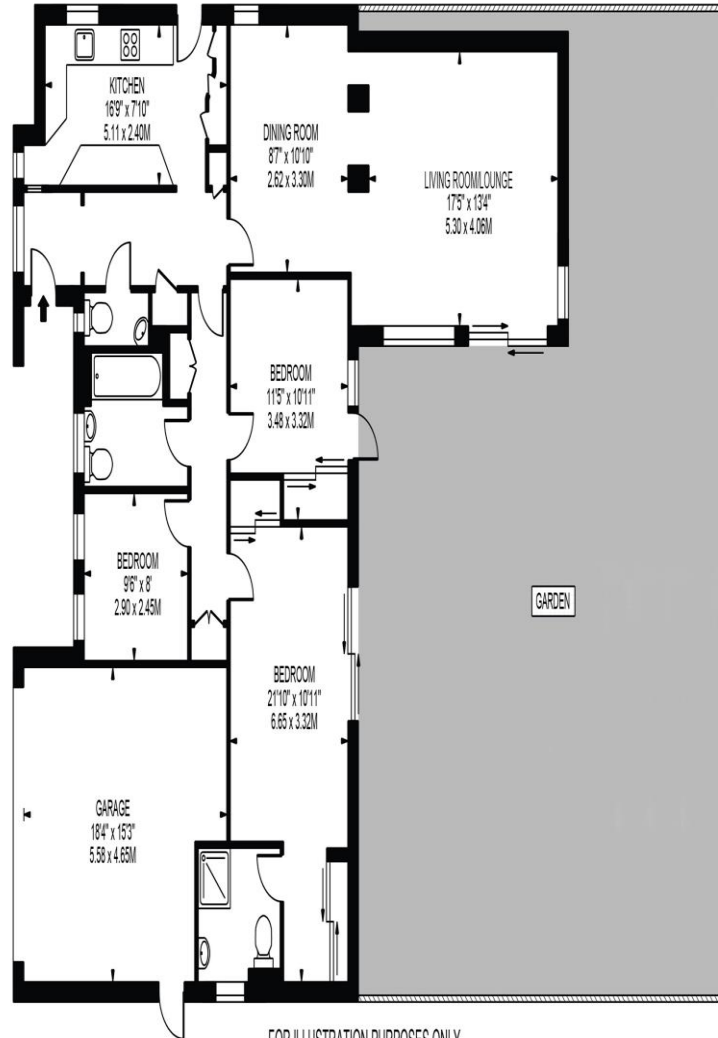


BROAD WALK

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1267 SQ FT - 117.68 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 268 SQ FT - 24.90 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



Outside, the property boasts a large, private garden that offers plenty of room for outdoor dining, relaxation, or play. To the front, a driveway provides off-street parking, complemented by an integral garage that offers additional parking or useful storage space.

Broad Walk is a quiet residential close, known for its established community and attractive surroundings. The location offers easy access to local amenities, well-regarded schools, open green spaces, and excellent transport links, making it ideal for families, retirees, or anyone seeking a balance of comfort and convenience.

welcome to

Broad Walk, Caterham

- Detached Bungalow
- Three Double Bedrooms
- Two Bathrooms (one en-suite)
- Separate Kitchen
- Bright Living Space

Tenure: Freehold EPC Rating: D

Council Tax Band: G

£850,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SAN107655



Property Ref:
SAN107655 - 0006

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