



**RAYNERS**  
TOWN & COUNTRY

**PARK ROAD**  
CATERHAM, SURREY, CR3 5TA



# 84 PARK ROAD

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**Offers in Excess £475,000**

Don't miss out on this incredible opportunity to own a charming Victorian Mid Terraced family home boasting three spacious double bedrooms.

Nestled in a sought after residential area this property is conveniently located just a stones throw away from Caterham High Street offering a plethora of local amenities including shops and eateries.

Meticulously renovated to a high standard by the current owners the interior features three generous proportioned bedrooms on the first floor and a modern family bathroom. the ground floor boasts a bright and inviting living room to the front aspect whilst at the rear you will find a stunning open plan kitchen diner with direct access to the rear garden.

The outdoor space is perfect for relaxation and entertainment featuring a decked area leading to a well maintained lawn. Additionally there is a charming wooden summer house currently utilized as an art studio but ideal for conversion into a home office or other creative space









84 Park Road



Total Area: 125.0 m<sup>2</sup> ... 1346 ft<sup>2</sup>

All measurements are approximate and for display purposes only



**Tenure: Freehold Local Authority: Tandridge District Council**

**Council Tax Band: D**

**EPC Rating: C**

**VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT**

[www.raynersproperties.com](http://www.raynersproperties.com)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. R772

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