



1930'S BUILT TWO DOUBLE BEDROOM DETACHED BUNGALOW* *LOUNGE/DINING ROOM (20' 1" into bay x 16' 11" (6.12m into bay x 5.16m) Max - slight L'shape)* *BEDROOM ONE 13' 8" into bay narrowing to 11' 4" into bay x 22' 3" (4.16m into bay narrowing to 3.45m into bay x 6.77m) *BEDROOM ONE COULD BE DIVIDED TO CREATE A THIRD BEDROOM IF REQUIRED* *EN-SUITE BATHROOM AND A SEPARATE LARGE SHOWER ROOM* *100' x 50' (30.46m x 15.23m) LEVEL WEST FACING GARDENS* *POTENTIAL TO EXTEND WITHIN THE LOFT (STPP) - REQUIRES UPDATING, NO ONWARD CHAIN!

A DETACHED TWO DOUBLE BEDROOM BUNGALOW located in a popular Residential Road within 100 metres of Queens Park and backing onto Caterham School Playing fields, a great location! The property has potential to create a third Bedroom by dividing the main Bedroom in two, both Bedrooms would have large bay windows overlooking the rear Garden. The Bungalow does require updating and has great potential to extend within the loft space (subject to planning permission) to create further accommodation if required. To the side of the Bungalow there is a Detached single Garage with a driveway, the rear West facing Gardens are level and well-tended throughout with lawns and herbaceous borders. **NO ONWARD CHAIN!**

Park Avenue, Caterham, Surrey CR3 6AH - ASKING PRICE: £575,000 F/HOLD



DIRECTIONS

From Caterham on the Hill High Street proceed towards Church Road and past the large Cedar tree on your left hand side. Take the third turning on the right hand side into Stanstead Road and then the second turning on the right hand side into Park Avenue, the property is on the left hand side towards the end of the road at the junction of Manor Avenue.

LOCATION

A very convenient location being within a half a mile level walk of local shops in Caterham on the Hill and 100 metres of Queens Park (ideal for dog walkers). Caterham Valley with further High Street shops, Supermarkets and Caterham Railway Station is just under a mile away, the M25 can also be accessed at Junction 6 at Godstone.

There is also a good selection of Schools in the area, public and private, all within a mile of the property. The countryside is not far away with many woodland walks and views at nearby Chaldon and View Point in Caterham Valley with views towards the Surrey Countryside and beyond.

A GREAT LOCATION FOR THE TOWN AND SURROUNDING COUNTRYSIDE

ACCOMMODATION

PORCH

Fully enclosed porch with a part glazed and wood panelled front door, panelled door to the Entrance Hallway.

ENTRANCE HALLWAY

L-shaped Entrance hall with a coved ceiling, access to the loft via a retractable ladder, double radiator.

LARGE LOUNGE/DINING ROOM 20' 1" into bay x 16' 11" (6.12m into bay x 5.16m) Max - slight L'shape

This is a large main Reception Room with a wide splay bay double glazed diamond leaded light window to the front. A set of double doors lead to a rear facing pitched roof Conservatory. Coved ceiling and picture rail surround, fireplace and three radiators.

CONSERVATORY 10' 6" x 7' 11" (3.20m x 2.41m)

Double glazed sealed unit windows to the rear and side with double doors to the rear garden.

Polycarbonate pitched roof, double power point.

KITCHEN 9' 3" x 8' 10" (2.82m x 2.70m)

Double glazed window to the side and double glazed door to the side access path. Range of wall and base units with worktops with tiled surrounds, one and a half bowl sink unit with a mixer tap and cupboards under. Built in Fridge and Freezer, space for a free standing cooker (current cooker to remain). Built in Larder cupboard with wall mounted gas fired Central Heating Boiler, radiator.

BEDROOM ONE 13' 8" into bay narrowing to 11' 4" into bay x 22' 3" (4.16m into bay narrowing to 3.45m into bay x 6.77m)

There are two large splay bay double glazed windows overlooking the rear garden, picture rail surround and radiator. Please note that this room could be divided to create a Third Bedroom if required. Door to:

EN-SUITE BATHROOM 6' 8" x 8' 2" (2.03m x 2.48m)

Double glazed frosted window to the front. Coloured grey suite comprising of a large corner panelled bath, pedestal wash hand basin and a low flush WC, tiled surrounds and radiator.

BEDROOM TWO 14' 2" into bay x 10' 11" (4.33m into bay x 3.34m)

Large double glazed splay bay diamond leaded light window to the front plus a double glazed diamond leaded light window to the side. Coved ceiling and picture rail surround, radiator.

SHOWER ROOM 8' 10" x 8' 7" (2.69m x 2.61m)

Large Shower Room with two double glazed frosted windows to the side. Large walk-in shower cubicle with a mixer **AQUALISA** shower fitment, vanity wash hand basin and a low flush WC, tiled walls throughout.



OUTSIDE

FRONT GARDEN

The front garden has a central pathway leading to the front door with a level lawn to either side. There is a crazy paved driveway leading to the Detached Garage.

DETACHED GARAGE 15' 4" x 7' 5" (4.68m x 2.27m)

The Garage has double opening doors to the front and rear, a pitched roof and power.

REAR GARDEN 100' x 50' (30.46m x 15.23m)

There is a large level West Facing rear Garden with a patio area to the rear of the house and two paths, one providing side access and the other leads to a useful Garden Store. Two paths then lead from the patio to the rear of the garden which backs onto Caterham School Sports Field. The garden is mainly laid to lawn with herbaceous borders and flowerbeds.

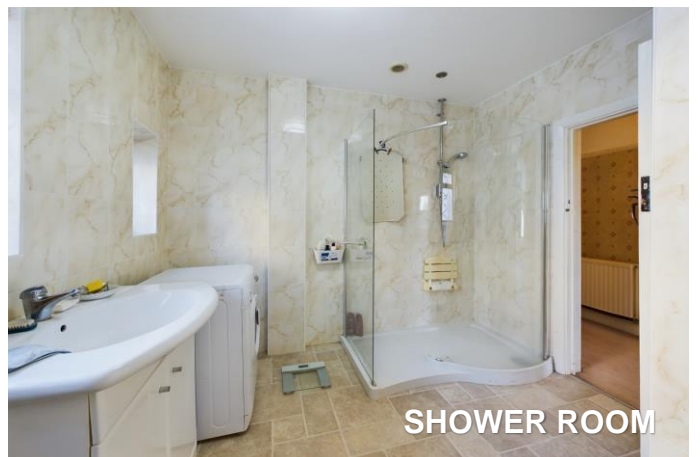
COUNCIL TAX

The current Council Tax Band is 'E', via Tandridge Council. Their website address to fully confirm the Council Tax Band and amount payable is:
<https://www.tandridge.gov.uk/Council-tax/Your-council-tax-2023-2024>.

12/1/2024

ENERGY PERFORMANCE CERTIFICATE (EPC)

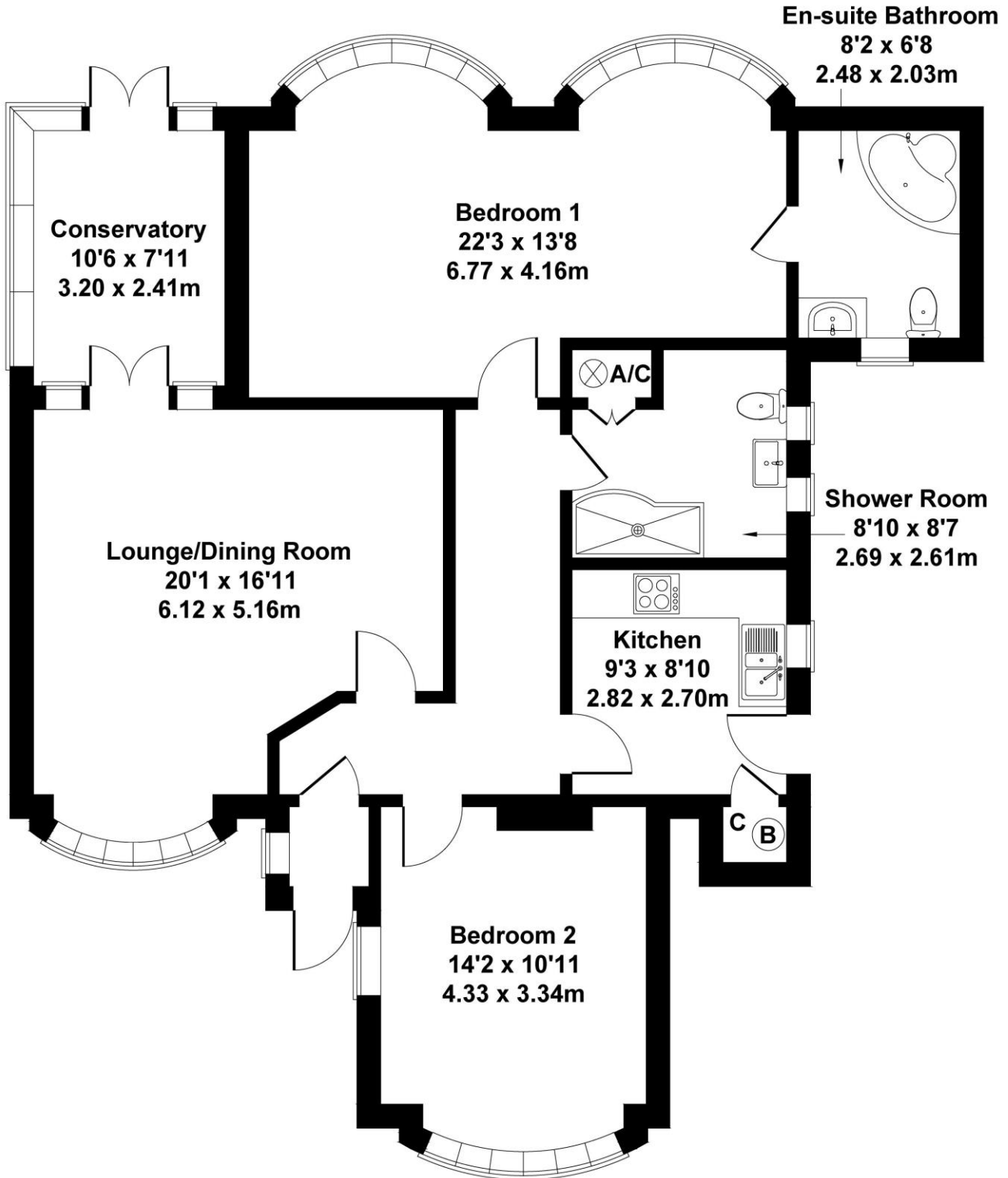
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



FLOORPLAN

Park Avenue

Approximate Gross Internal Area
1130 sq ft - 105 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



DATA PROTECTION ACT 1998 Please note that all personal information provided by customers wishing to receive information and/or services from us will be processed by P A Jones Property Solutions, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

MONEY LAUNDERING REGULATIONS 2003 : Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: It is a legal requirement that the property is presented accurately and in a way not to mis-lead a potential buyer in relation to the property particulars. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

PA. Jones Property Solutions, Residential Sales & Lettings
77-79 High Street, Caterham, Surrey CR3 5UF
Sales: 01883 348035 Lettings: 01883 343355 Email: info@pajonespropsolutions.co.uk
www.pajonespropsolutions.co.uk