



- *THREE BEDROOM COTTAGE STYLE PROPERTY - GREAT LOCATION !***
- *LOUNGE WITH A MULTI-FUEL STOVE* DINING ROOM OPEN PLAN TO THE KITCHEN***
- *FIRST FLOOR BATHROOM & CONVERTED LOFT BEDROOM* *DOUBLE GLAZED & GAS CENTRAL HEATING***
- *DELIGHTFUL LEVEL REAR GARDEN!***

A STUNNING PERIOD THREE BEDROOM HOUSE, located in a popular residential road within a short level walk of local shops and amenities. The house has two Reception Rooms, a great size Kitchen with access to the 'Cottage Style' rear Garden. There are two good sized Bedrooms and a modern Bathroom on the first floor and a main Bedroom which has been created within the loft space with skylight windows to the front and rear. **A TRULY BEAUTIFUL HOME IN AN IDEAL LOCATION**

Park Road, Caterham on the Hill, Surrey CR3 5TB
ASKING PRICE: £435,000 FREEHOLD



KITCHEN 15' 2" x 7' 1" (4.62m x 2.15m)

Modern Kitchen with double glazed windows to the rear and side aspects. There is a double glazed and panelled 'Stable' style door to the rear garden. The Kitchen has an extensive range of wall and base units with wooden worktops including a single bowl sink unit with a mixer tap. Space and plumbing for a washing machine, the '**STOVES UNION JACK**' gas and electric cooker to remain, integral Dishwasher, wall mounted towel rail / radiator, tiled surrounds and wood effect flooring.

FIRST FLOOR ACCOMMODATION

LANDING

A return staircase leads to the main Bedroom. To one side of the landing there is a row of useful base level storage cupboards, radiator.

BEDROOM TWO 10' 11" x 8' 5" (3.33m x 2.57m)

Double glazed window to the rear and double radiator.

BEDROOM THREE 7' 9" x 12' 5" (2.36m x 3.78m)

Double glazed window to the front, attractive 'period style' fireplace, double radiator.

BATHROOM 8' 4" x 7' 2" (2.55m x 2.19m)

Double glazed frosted window to the rear. A modern white suite comprising of a panelled bath with separate taps and a mixer shower fitment and fitted shower screen, pedestal wash hand basin and a low flush WC. Tiled surrounds and chrome fitments. There is a large fitted wall mirror, inset downlighters to the ceiling and a wall mounted ladder style heated towel rail.

SECOND FLOOR - BEDROOM ONE 13' 7" x 12' 5" (4.13m x 3.78m)

A great use of space within the original loft. There are double glazed skylight windows to the front and rear and useful built in Eaves Cupboards to the front and rear including a built in wardrobe. Double radiator.



DIRECTIONS

From the High Street in Caterham on the Hill turn down Park Road at the junction of the King & Queen Pub, the house is on the left-hand side.

LOCATION

Park Road is an ideal location being with easy reach of local amenities and shops in Caterham on the Hill and Caterham Valley. It is just a short level walk into the High Street with a selection of local shops for your day to day needs as well as access to a Doctors and Dentist Surgery close by. Within a mile of the house in Caterham Valley is Caterham railway station which has a train service into Croydon and Central London.

The M25 can be accessed at junction 6 at nearby Godstone. The area has a great selection of schools for all age groups in the public and private sectors, including a choice of pre-school Nurseries. Within a mile of the property there are also many recreational attractions including countryside walks in Chaldon, the Surrey National Golf Course and a Sports Centre located in Burntwood Lane.

A CONVENIENT AND POPULAR LOCATION!

ACCOMMODATION

ENTRANCE PORCH

Fully enclosed with a windows to the front and side, attractive panelled and glazed door and a double glazed and panelled door to the front Reception Room.

LOUNGE 12' 5" x 11' 0" (3.79m x 3.35m)

Double glazed window to the front, floor to ceiling exposed brick fireplace with a 'MORSO' multi-fuel stove. TV point, cross beams to the ceiling, double radiator, doorway to a lobby with a staircase to the first floor and access to:

DINING ROOM 10' 7" x 12' 4" (3.22m x 3.77m)

Double glazed window to the rear, cross beams to the ceiling with inset downlighters, useful under stairs cupboard, radiator and open plan to:

OUTSIDE

FRONT GARDEN

A path leads to a patio area to the front and the front door to the Porch.

REAR COTTAGE STYLE GARDEN

To the rear of the house there is a patio area and a path that leads to the rear of the garden with wide flowerbed borders to either side. At the end of the garden there is a further area of patio. A gate leads into the neighbours garden which allows rear access via a path to the side of the neighbours house to the front. No third party has access into the property's garden.

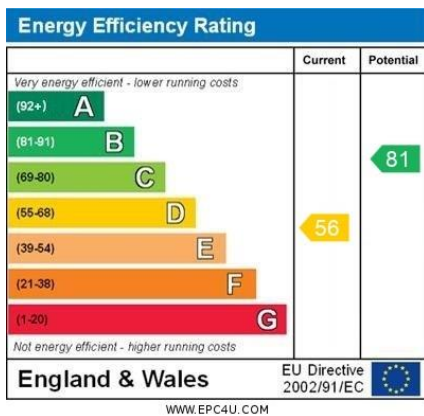
COUNCIL TAX

The current Council Tax Band is 'D', 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-2024-2025>.

2/10/2024

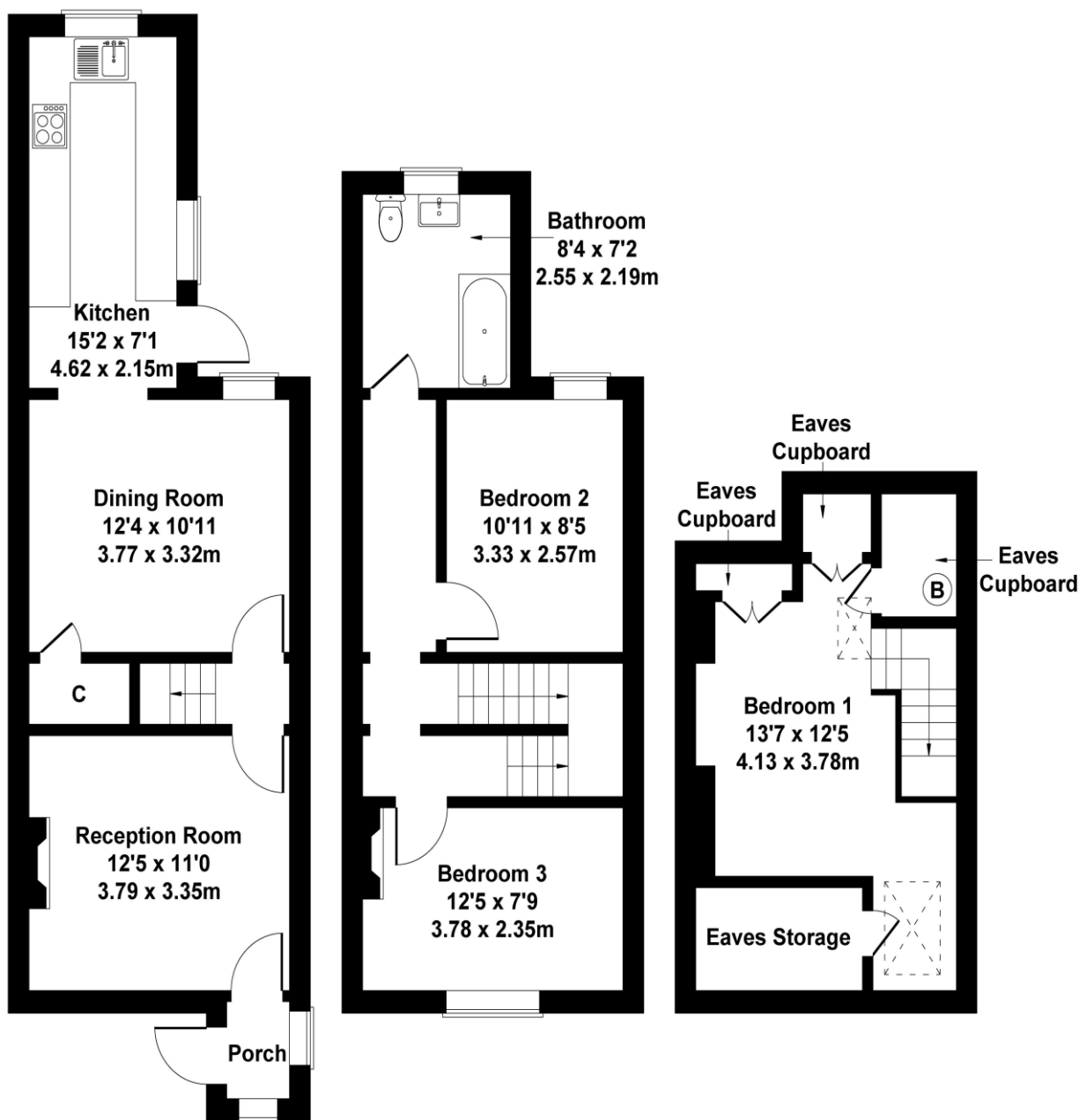


ENERGY PERFORMANCE CERTIFICATE (EPC)



Park Road Caterham

Approximate Gross Internal Area
980 sq ft - 91 sq m



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

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