



THREE BEDROOM SEMI-DETACHED HOUSE - GREAT LOCATION* *VAULTED CEILINGS IN BEDROOMS WITH SKYLIGHT WINDOWS* *21' 2" x 11' 2" (6.45m x 3.40m) LIVING ROOM
MODERN KITCHEN 11' 5" x 10' 7" (3.48m x 3.22m)* *LEVEL REAR GARDEN WITH TWO STORAGE SHEDS
WITHIN A LEVEL WALK OF QUEENS PARK & LOCAL SHOPS & AMENITIES!

A THREE BEDROOM HALLS ADJOINING SEMI-DETACHED HOME located within a popular residential road in Caterham on the Hill, just a short walk from Queens Park in Birch Avenue. The house has quality double glazed windows, gas central heating and a modern Kitchen and first floor Bathroom. Outside there is a secluded level rear 'West Facing' Garden with two large Storage Sheds and a driveway to the front with ample space to park several vehicles. There is in our opinion, **POTENTIAL TO EXTEND** to the rear of the house subject to planning permission. **AN ATTRACTIVE FAMILY HOME IN A GREAT LOCATION!**

Birch Avenue, Caterham, Surrey CR3 5RY
Asking Price: £530,000 Freehold



DIRECTIONS

From the High Street in Caterham on the Hill, proceed along Court Road, take the first left into Birch Avenue, the house is on the right-hand side.

LOCATION

Birch Avenue is an ideal location being with easy reach of local amenities and shops in Caterham on the Hill and Caterham Valley. 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.

The house is within **100 metres** of Queens Park which is ideal for dog walking and has sports and recreational facilities including Caterham Bowls Club, tennis courts, a croquet lawn and Queens Park Pavilion.

A PEACEFUL AND IDEAL LOCATION FOR ALL THE FAMILY.

ACCOMMODATION

ENTRANCE PORCH

Fully enclosed Porch with radiator, wood flooring, courtesy light, part panelled and glazed door to:

ENTRANCE HALLWAY 10' 9" x 5' 5" (3.27m x 1.65m)

Wood flooring, return staircase to the first floor landing, rolltop radiator.

LIVING ROOM 21' 2" x 11' 2" (6.45m x 3.40m)

Double glazed window with 'Plantation Shutters' to the front, walk-in understairs storage cupboard. Double glazed Bi-fold doors to the rear garden and patio, TV point, wood flooring. Recess cupboard with space for a tumble / dryer if required, wall mounted gas fired Combination Boiler, two rolltop radiators, double doors to:

PLAYROOM / STORAGE ROOM

13' 9" x 5' 6" (4.19m x 1.68m)

Double glazed french doors to the rear patio and garden, double door access to the front driveway, power and light, wood flooring.

KITCHEN 11' 5" x 10' 7" (3.48m x 3.22m)

Double glazed window to front. Range of modern wall and base units with matching worktops, one and a half bowl **FRANKE** sink unit with a mixer tap and cupboards under, space and plumbing for a washing machine and a slimline dishwasher. Built-in electric oven and grill plus a five ring gas hob with an extractor fan above. Space for under counter fridge and separate freezer, tiled surrounds and wood flooring.

FIRST FLOOR ACCOMMODATION

LANDING

Double glazed window to the front, with fitted 'Plantation Shutters', access to loft storage.

BEDROOM ONE 11' 6" x 10' 9" (3.50m x 3.27m)

Double glazed leaded light window to the rear, vaulted ceiling with double glazed skylight windows to the rear and side, rolltop radiator.

BEDROOM TWO 8' 6" x 11' 4" (2.59m x 3.45m)

Double glazed leaded light window to the rear with double glazed skylight windows to the rear and side in the vaulted ceiling, rolltop radiator.

BEDROOM THREE 8' 6" x 8' 1" (2.59m x 2.46m)

Double glazed window to front with 'Plantation Shutters' and Double glazed skylight windows to the front and side, radiator.

BATHROOM 6' 2" x 5' 6" (1.88m x 1.68m)

Double glazed frosted window to the front with 'Plantation Shutters', modern white suite comprising of a large bath with a mixer tap and a separate mixer shower fitment a with shower curtain, pedestal wash



hand basin and a corner low flush WC. Heated towel rail/radiator, tiled flooring and extractor fan.

OUTSIDE

DRIVEWAY

Brick block laid driveway with ample off road parking for several vehicles. There is a brick wall with a panel fence above to the front with double gates to the driveway.

REAR GARDEN

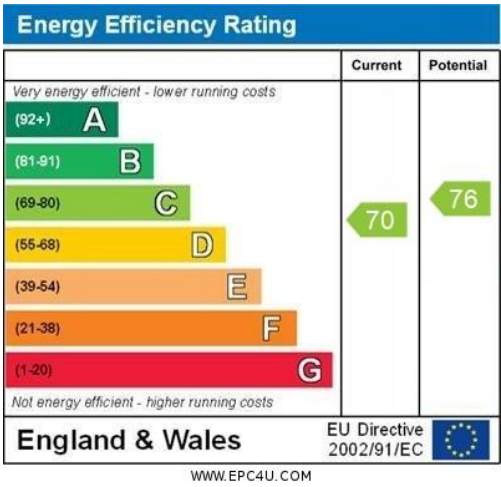
There is a level 'West Facing' secluded rear Garden with a patio and lawn area. Within the Garden there are two Storage Sheds **measuring 6' 4" x 7' 7" (1.93m x 2.31m) and 17' 5" x 6' 5" (5.30m x 1.95m)**, both with power and light.

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-2025-2026>.

23/9/2025

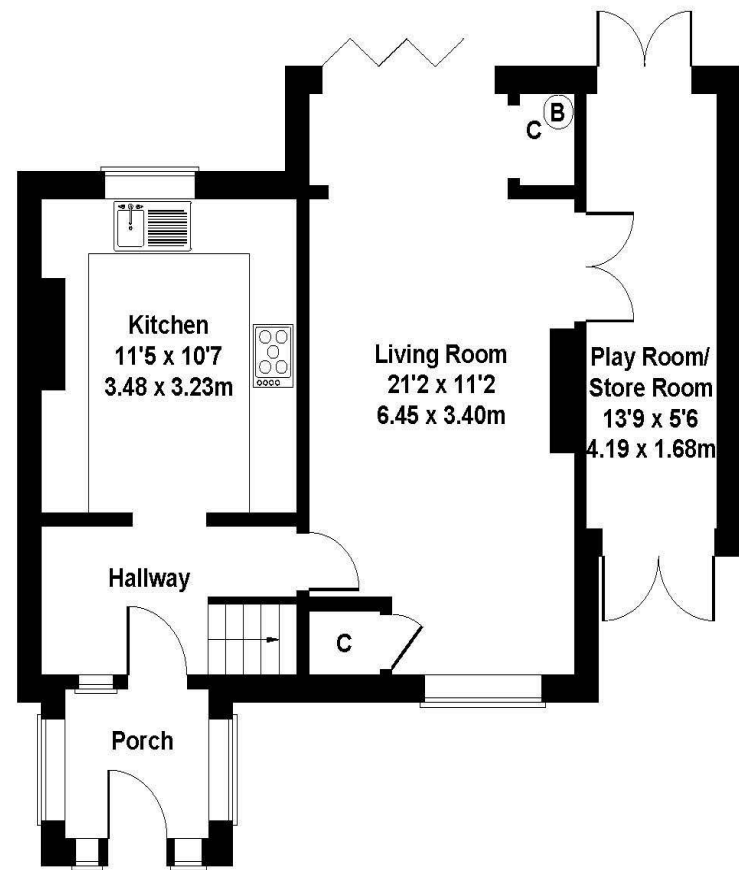
ENERGY PERFORMANCE CERTIFICATE (EPC)



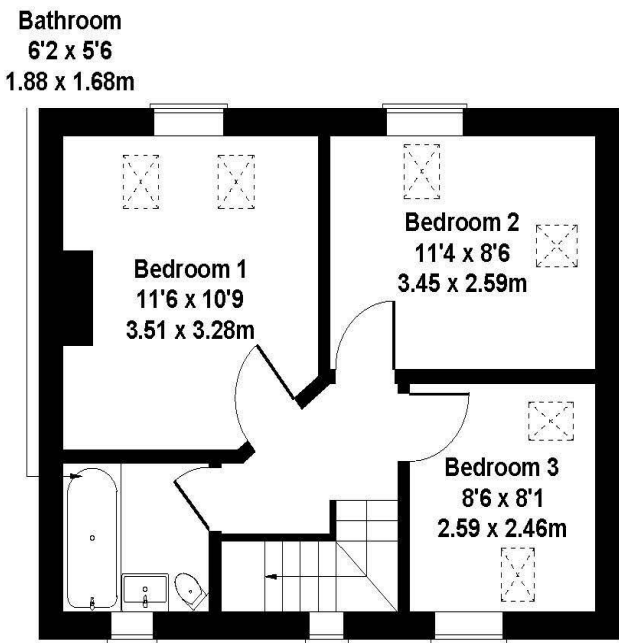
FLOORPLAN

Birch Avenue

Approximate Gross Internal Area
951 sq ft - 88 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.





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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