



SITTING ROOM

***A THREE BEDROOM HOUSE WITH THREE RECEPTION ROOMS! ***

17' 0" x 12' 5" (5.18m x 3.78m) SITTING ROOM* *17' 4" x 10' 8" (5.28m x 3.25m) DINING ROOM

LOUNGE PLUS CONSERVATORY/SUNLOUNGE* *FIRST FLOOR SHOWER ROOM AND DOWNSTAIRS WC

***IN & OUT DRIVEWAY, SECLUDED REAR GARDEN, VIEWING RECOMMENDED! ***

AN EXTENDED THREE BEDROOM SEMI-DETACHED PROPERTY with three Reception Rooms and a Conservatory/Sun Lounge, located in a popular residential road within half a mile of local shops and Queens Park. The house has a secluded rear Garden and an 'In and Out' driveway with parking up to three vehicles. There is a modern style white Kitchen and first floor Shower Room as well as double glazing and gas central heating throughout. **A CONVENIENT LOCATION AND IDEAL FAMILY HOME!**

Birch Avenue Caterham Surrey CR3 5RU

ASKING PRICE: £540,000 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 left-hand side just passed Wood Lane.

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 HALLWAY

An L-shaped Entrance Hallway with a frosted glazed front door, return staircase to the first-floor landing, floor mounted cupboard housing the electric meter and fusebox. Coved ceiling and double radiator.

DOWNSTAIRS WC

Double glazed frosted window to the front, half tiled with a low flush WC and a vanity wash hand basin, wall heater.

LOUNGE 10' 10" x 11' 4" (3.30m x 3.45m)

Sliding patio door to the Conservatory, coved ceiling, TV point and radiator.

CONSERVATORY/SUNLOUNGE 8' 0" x 7' 0" (2.44m x 2.13m)

Double glazed sliding patio door to the rear patio and Garden, double doors to the Kitchen, tiled flooring, double glazed sloping roof line with blinds.

KITCHEN 12' 2" x 7' 6" (3.71m x 2.28m)

Double glazed window to the rear, folding door to the Dining Room, access to a Utility/Lobby with a door to the rear Garden, skylight and door to an internal Workshop. The Kitchen has a range of white wall and base units with matching worktops and tiled surrounds, one and a half bowl sink unit with a mixer tap and cupboards under, built in electric oven and grill with a four ring electric hob with an extractor fan above. Space and plumbing for a washing machine and for a Slimline dishwasher, space for a tumble dryer.

WORKSHOP 9' 5" x 7' 0" (2.87m x 2.13m)

Door to the Sitting Room and door to Utility/Lobby.

DINING ROOM 17' 4" x 10' 8" (5.28m x 3.25m)

A great size Dining Room with a large double glazed window to the front, window and folding door to the Kitchen and arch to the Sitting Room. Useful understair recess with store cupboard, coved ceiling, wood effect flooring and two double radiator.

SITTING ROOM 17' 0" x 12' 5" (5.18m x 3.78m)

Formerly a Garage, this is a great size room with a double-glazed window to the front and a door to the front driveway, door to the Workshop. There are quality built-in wall cabinets and shelving to one wall, wood effect flooring and double radiator.

FIRST FLOOR ACCOMMODATION

LANDING 7' 7" x 5' 8" (2.31m x 1.73m)

Double glazed window to the front, coved ceiling, access to the loft, radiator.



BEDROOM ONE 11' 0" x 11' 5" (3.35m x 3.48m)

Double glazed window to the rear, picture rail surround, wall of built-in wardrobes to one wall and further built-in drawers, radiator.

BEDROOM TWO 11' 3" x 8' 5" (3.43m x 2.56m)

Double glazed window to the rear, double bed recess with a wardrobe to one side and an Airing Cupboard to the other side, locker space above, picture rail surround and radiator.

BEDROOM THREE 8' 1" x 8' 7" (2.46m x 2.61m)

Double glazed window to the front, picture rails surround, radiator.

SHOWER ROOM 6' 2" x 5' 7" (1.88m x 1.70m)

Double glazed frosted window to the front, modern white suite comprising of a corner shower cubicle with a mixer shower fitment including an overhead shower rose and handheld shower, vanity wash hand basin and a low flush WC, extractor fan, tiled flooring and surrounds, heated towel rail.

OUTSIDE

FRONT GARDEN & DRIVEWAY

There is an 'In & Out' Driveway with a central flowerbed with herbaceous plants and small trees provided seclusion from the road.

REAR GARDEN

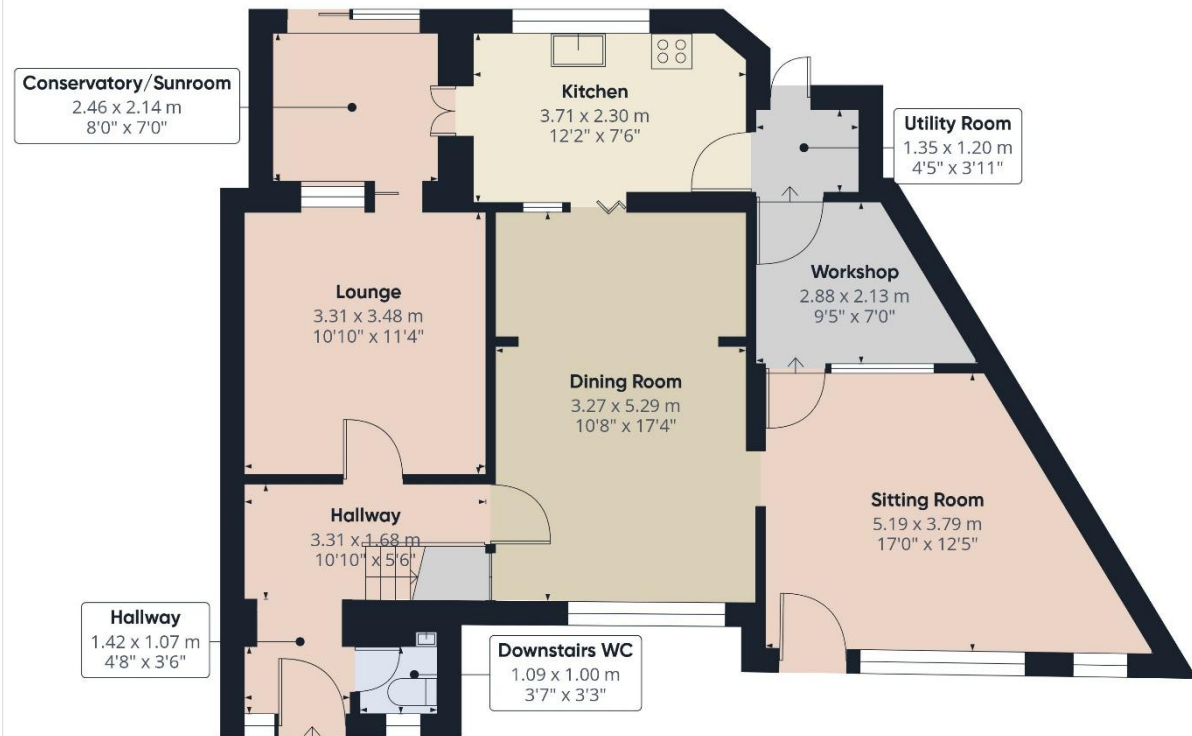
There is a secluded rear garden with a seating area to the rear of the house, the remainder of the Garden is mainly laid to lawn with established borders. To the rear of the Garden there is a Timber built Garden Shed.

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>.

31/10/2025





Floor 0

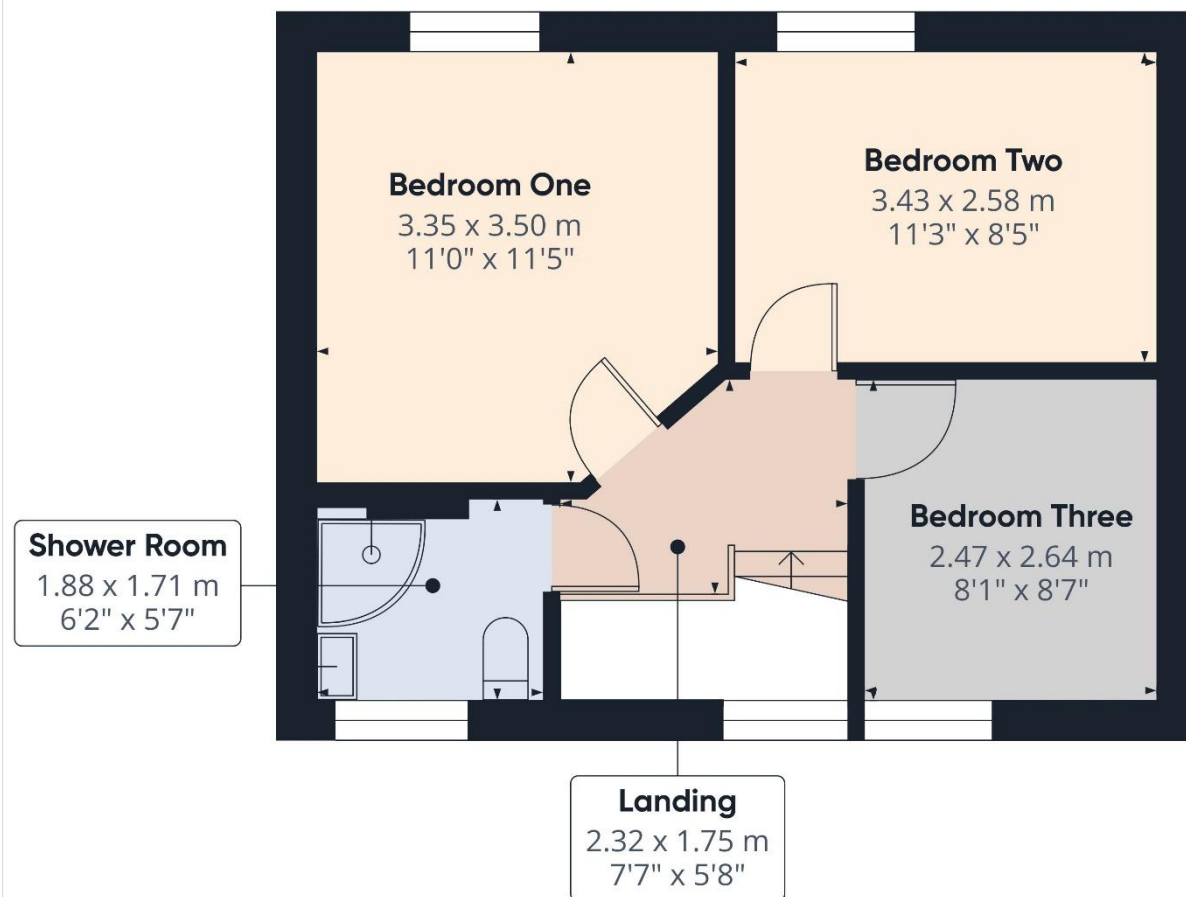
Approximate total area⁽¹⁾

73.6 m²
791 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

Approximate total area⁽¹⁾

33.7 m²
363 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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BEDROOM ONE



BEDROOM TWO



BEDROOM THREE



SHOWER ROOM



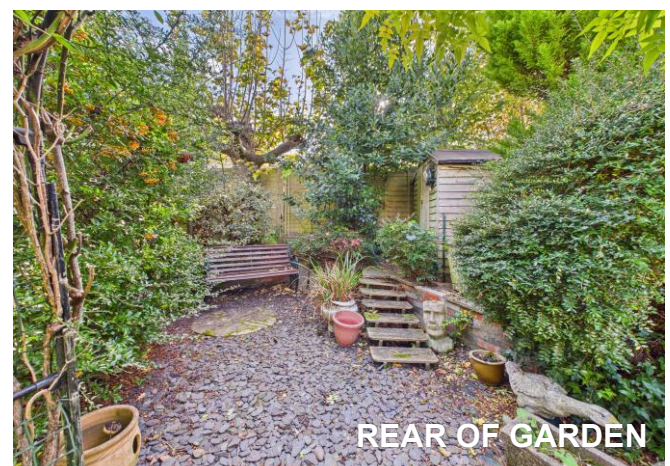
DRIVEWAY



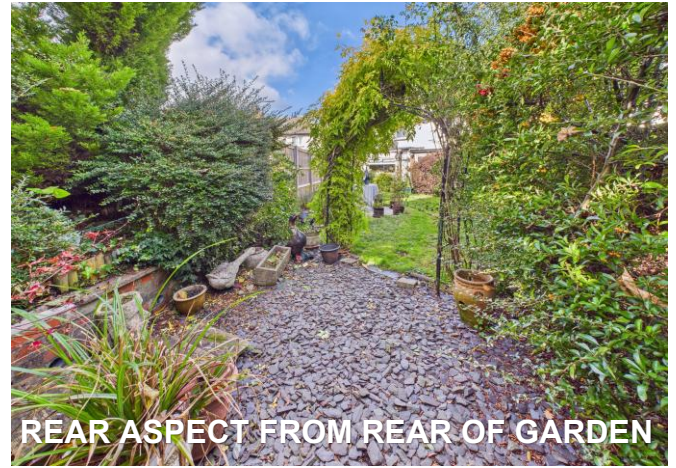
REAR GARDEN



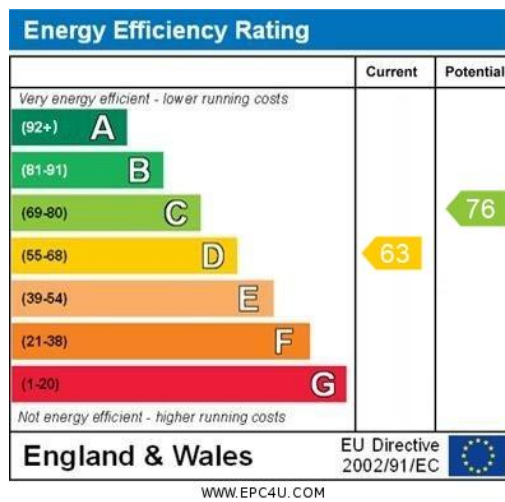
REAR PATIO



REAR OF GARDEN



ENERGY PERFORMANCE CERTIFICATE (EPC)



DATA PROTECTION ACT 1998

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