



Park Avenue, Caterham CR3 6AH

Offers over **£600,000**

JOHN BROWN  **MARK YOULL**
SALES & LETTINGS



Bedrooms: | **Bathrooms:** | **Receptions:**
3 | 1 | 1

Located on the desirable Park Avenue, close to Queens Park, this three-bedroom bungalow offers a fantastic opportunity for buyers looking to create their ideal family home.

The property features two bedrooms on the ground floor and a third bedroom upstairs, providing flexible living space for families or those seeking a home office or guest room. The kitchen offers access to the attached garage, adding practical storage and potential for future development (subject to planning).

While the property is in need of updating, it presents a wonderful blank canvas for someone looking to modernise and add value.

Outside, the home is set back from the road with a large front garden and driveway providing ample parking. To the rear, a generous garden backs directly onto Caterham Cricket Club, creating a peaceful and private outdoor space.

Perfectly positioned near local schools, parks, and transport links, this bungalow has huge potential to become a stunning family home in one of Caterham's most sought-after areas.

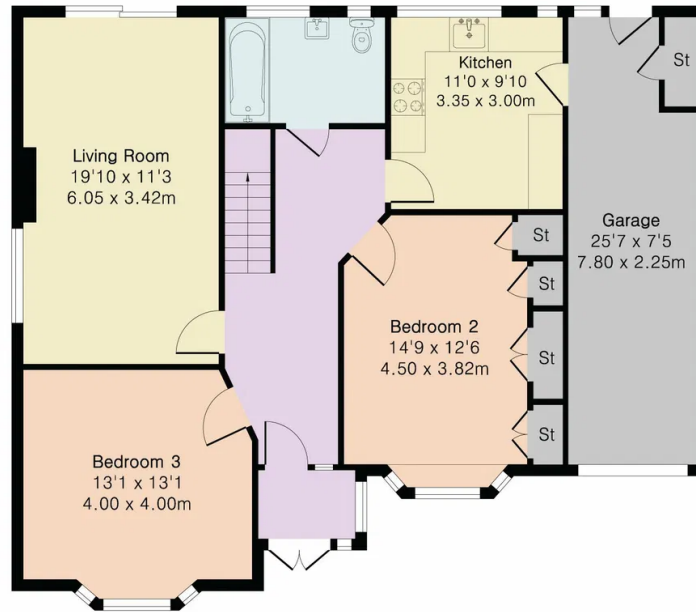




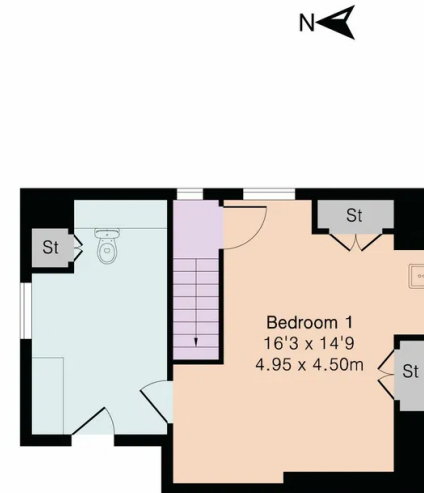
**Approximate Gross Internal Area 1463 sq ft - 136 sq m
(Including Garage)**

Ground Floor Area 1114 sq ft – 104 sq m

First Floor Area 349 sq ft – 32 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



John Brown & Mark Youll - Sales

105 Coulsdon Road, Old Coulsdon, Surrey CR5 1EH

01737 551111

hello@johnbrownmarkyoull.co.uk

<https://www.johnbrownmarkyoull.co.uk/>