



EST 1973
Paul Meakin £499,950 Spencer Road, Caterham, CR3 5LA
 ESTATE AGENTS



Ground Floor Building 1



Ground Floor Building 2

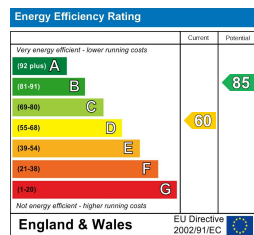
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Approximate total area¹⁰
 792.22 ft²
 73.6 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



TAX BAND: E

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Paul Meakin are delighted to market this rarely available detached two double bedroom bungalow occupying a bold corner plot. Internally this well presented bright and spacious bungalow offers two double bedrooms, a refitted bathroom, refitted kitchen and a good sized sitting room enjoying direct access to the large level rear garden, garage and off street parking for 3/4 four cars. The bungalow is located within three quarters of a mile of Caterham on the Hill High Street where there is a good selection of local shops including several grocery stores, a butchers, pharmacy, post office and other specialised shops. At The Village in Coulsdon Road there is also a Tesco supermarket. The commuter has a choice of railway stations at Caterham Valley and nearby Whyteleafe and Upper Warlingham (ZONE 6) with services into Croydon and Central London. The M25 motorway can be accessed at Godstone junction 6. Caterham also benefits from a good selection of schools from nursery to secondary in both the private and public sectors. Coulsdon Common with many fine walks and woodland is also within a mile of the property. Other amenities include a sports centre at De Stafford School in Burntwood Lane and a good range of restaurants, pubs and High Street shops in Caterham on the Hill and Caterham Valley. A GREAT AREA TO LIVE CLOSE TO TOWN AND COUNTRYSIDE. Tax band E with Tandridge. EPC

- Detached Bungalow
- Two Double bedrooms
- Refitted Bathroom
- Refitted Kitchen
- Level plot
- Scope to extend to large bungalow STPP
- Scope to develop property into a house STPP (previously approved now lapsed)
- Well presented throughout
- Large level garden
- Off street parking for up to three/ four cars plus garage



Entrance Hall
12' x 3'7 (3.66m x 1.09m)

Bedroom One
12'9 x 9'11 (3.89m x 3.02m)

Bedroom Two
10'9 x 10'4 (3.28m x 3.15m)

Bathroom
7'10 x 5'10 (2.39m x 1.78m)

Kitchen
9'8 x 9'9 (2.95m x 2.97m)

Lounge
16;9 x 10'5 (4.88m;2.74m x 3.18m)

Garden

Garage
20'9 x 8'4 (6.32m x 2.54m)

Driveway

