



47 Oak Road, Caterham

£525,000 Freehold

NO ONWARD CHAIN • Semi-detached • Four Bedrooms • Off-Street Parking



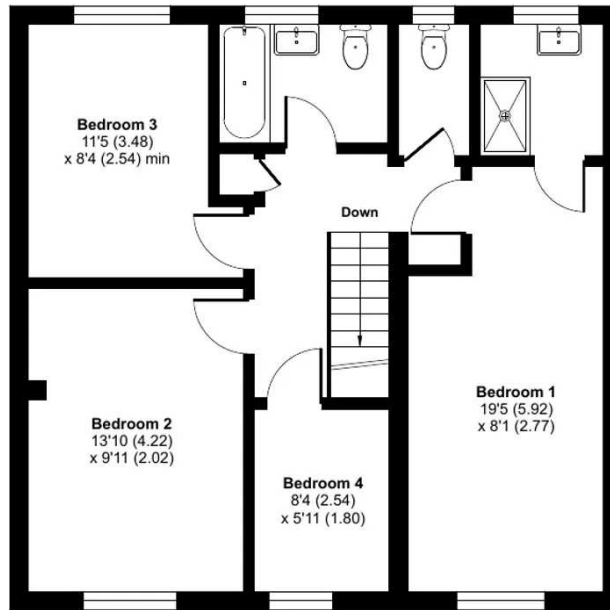
Oak Road, Caterham, CR3

Approximate Area = 1255 sq ft / 116.5 sq m

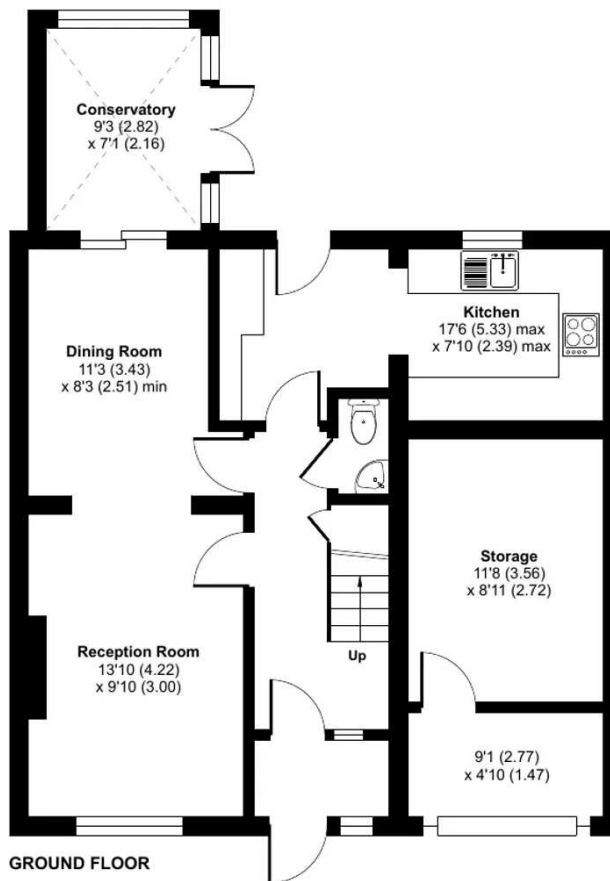
Storage = 154 sq ft / 14.3 sq m

Total = 1409 sq ft / 130.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2023. Produced for Park & Bailey. REF: 1033578

You can include any text here. The text can be modified upon generating your brochure.

Located in a popular residential area of Caterham on the Hill is this, four-bedroom semi-detached home. Features include a master bedroom with en-suite, a through lounge dining room and an extended kitchen/diner.

Offered to the market with no onward chain is this four-bedroom semi-detached home. Whilst requiring some modernisation, it is a well-maintained home and offers a new owner the chance to put their own stamp on their new home.

The accommodation comprises an entrance hallway which leads into a through lounge dining room, with access onto the garden through the conservatory. The kitchen is extended to the rear of the integral garage to allow for dining space too, with French doors providing access to the garden. There is also a downstairs WC.

Stairs rise to the first floor where all four bedrooms can be found. Three double bedrooms are complemented by a fourth, generous single, with the master bedroom providing en-suite facility. There is also a family bathroom and separate WC.

Outside The property provides off-street parking on a driveway in front of the integral garage. The remainder of the frontage is mainly laid to lawn. To the rear is a level garden which offers a patio area, planted beds and lawn.

Location Situated in a popular residential location in Caterham on the Hill which offers local shopping facilities, including Tesco store at the Village, together with bus routes, health centre, library, restaurants and pubs, whilst Caterham Valley has a wider range of shops, including Waitrose and Morrison's supermarkets and mainline station. The area is in close proximity to open countryside whilst the motorway network can be accessed via junction 6 off the M25 Godstone. As part of the service we offer, we may recommend ancillary services to you which we believe will help your property transaction.

As part of our provision, we may offer ancillary services to assist with your transaction. With your consent we will refer your details to a select group of providers. There is no obligation to provide your consent, or to uptake any of these services, but where you do, you should be aware of the following referral fee information:

Cook Taylor Woodhouse Solicitors – £250

Taylor Rose Solicitors – £250

AV Rillo – £300

Hawke Financial Services – 30%

Arnold & Baldwin Surveyors – 10%

Huxley – 10%

Atrium Surveyors – £25



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