



12 Queens Park Road, Caterham

£1,350,000 Freehold

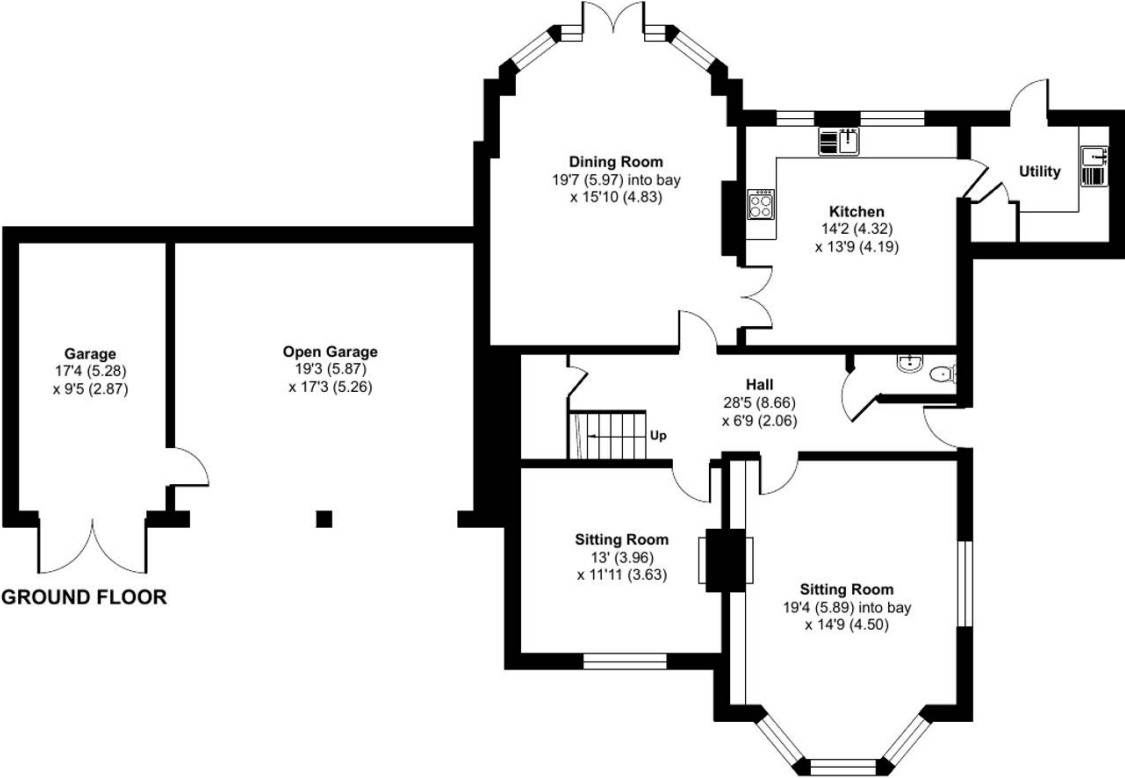
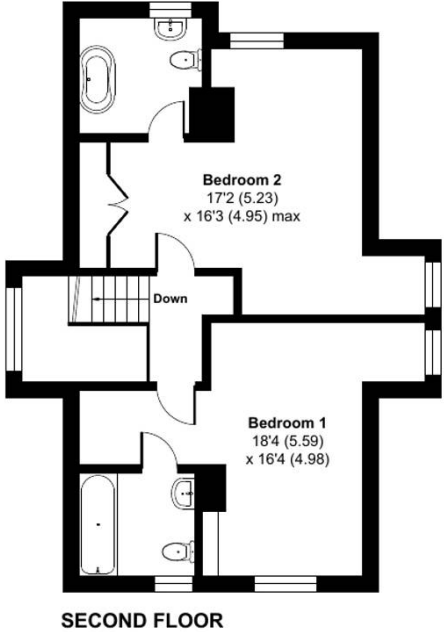
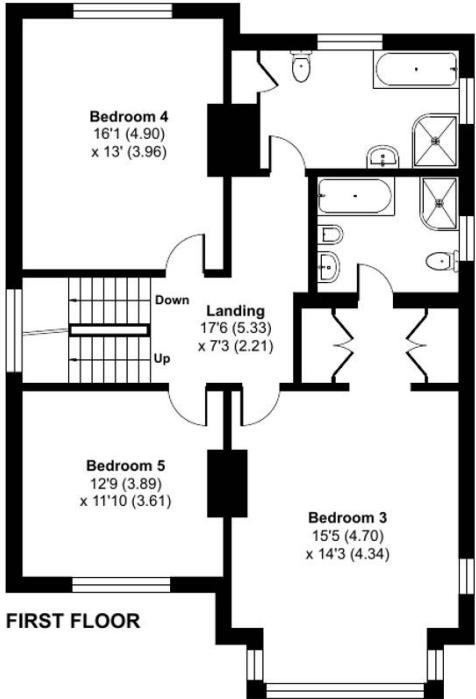
No onward chain • Characterful and substantial five-bedroom Edwardian home of approx 3000 sq ft • Located on one of Caterham's premium roads, overlooking the historic Queens Park • Accommodation presented over three floors with three bedrooms offering en-suite facility • Generous and level rear garden • Three main reception rooms plus kitchen with adjacent utility room • Plentiful off-street parking with double carport and separate garage • Cabin in garden



Queens Park Road, CR3

Approximate Area = 2969 sq ft / 275.7 sq m
 Garage = 508 sq ft / 47.2 sq m
 Total = 3477 sq ft / 323 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2024. Produced for Park & Bailey. REF: 1153223

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

Nestled on one of Caterham's most prestigious roads, overlooking the picturesque Queens Park, this characterful 5-bedroom detached Edwardian house presents a rare opportunity for discerning buyers. Spanning approximately 3000 sq ft, this substantial property boasts a wealth of charm and period features throughout.

The versatile accommodation is spread over three floors, with three of the bedrooms benefiting from en-suite facilities, adding both convenience and luxury. The property further impresses with three main reception rooms, a well-appointed kitchen with adjacent utility room, and a generous and level rear garden providing a serene outdoor retreat.

The property is offered with no onward chain, making it an attractive prospect for those looking to move swiftly into their dream home. Furthermore, the ample off-street parking, including a double carport and separate garage, adds to the practicality and convenience of this residence. Beyond its current splendour, the property also offers tremendous potential for extension, allowing new owners to tailor the home to their individual needs and desires.

Stepping outside, the property continues to captivate with its impressive outdoor space. The beautifully manicured rear garden provides the perfect setting for outdoor enjoyment, whether hosting al fresco gatherings or simply unwinding in tranquillity. The well-maintained grounds offer ample space for outdoor activities and landscaping opportunities, inviting the new owners to personalise the space to their liking. There is also a garden cabin which is ideal for homeworking.

In addition to the expansive garden, the property benefits from plentiful off-street parking, ensuring convenience for residents and visitors alike. Completing the outdoor amenities are the double carport and separate garage, ideal for storing vehicles and outdoor equipment.

With its unbeatable location, charming character, and boundless potential, this remarkable property offers a rare chance to own a piece of history in a coveted Caterham address, promising a lifestyle of comfort, elegance, and endless possibilities.

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%



The property is situated in a popular no-through road, overlooking Queens Park, in Caterham on the Hill, within catchment of a wide array of superb schooling, including both state and private. Caterham on the Hill provides a range of shopping facilities, bus route, local school, health centre, library, restaurant and pubs. Caterham Valley offers a more comprehensive range of shops to include two supermarkets and the Church Walk shopping precinct together with main line station. Junction 6 off the M25 at Godstone gives access to the motorway network and both Gatwick and Heathrow airports.



- No onward chain
- Characterful and substantial five-bedroom Edwardian home of approx 3000 sq ft
- Located on one of Caterham's premium roads, overlooking the historic Queens Park
- Accommodation presented over three floors with three bedrooms offering en-suite facility
- Generous and level rear garden
- Three main reception rooms plus kitchen with adjacent utility room
- Plentiful off-street parking with double carport and separate

