



## 99 Tupwood Lane, Caterham

£700,000 Freehold

Three bedroom detached bungalow on the borders of stunning open countryside • Within close proximity to Caterham Town Centre's amenities and transport links • Offering huge scope and potential to extend in a multitude of ways • Generous and charming rear garden with terraced patio, lawn and mature borders • Secluded frontage with off-street parking and integral garage • Requiring full refurbishment



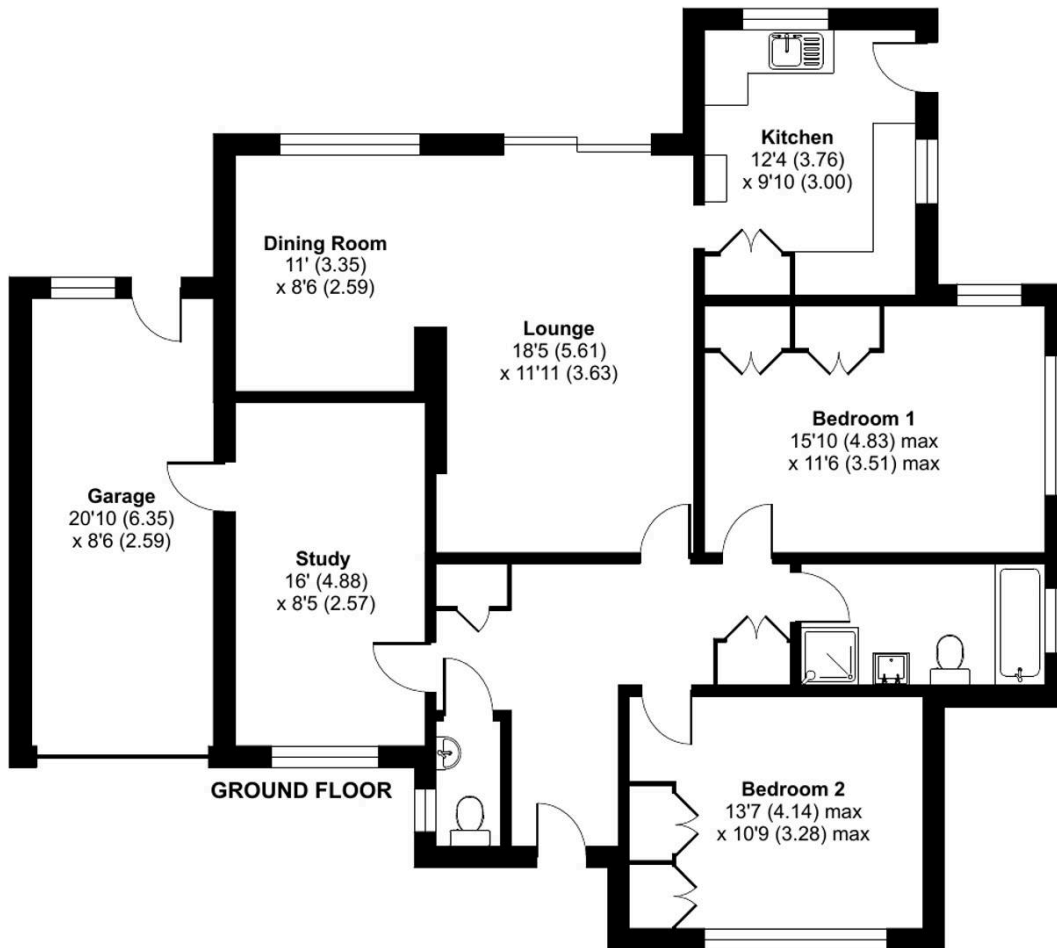
# Tupwood Lane, Caterham, CR3

Approximate Area = 1193 sq ft / 110.8 sq m

Garage = 177 sq ft / 16.4 sq m

Total = 1370 sq ft / 127.2 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). © nchecon 2024. Produced for Park & Bailey. REF: 1178860

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Introducing this remarkable opportunity to acquire a three-bedroom detached bungalow situated on the fringes of breathtaking open countryside. Presenting a rejuvenating prospect for those seeking a blank canvas, this property is offered with no onward chain.

Nestled within a peaceful locale yet conveniently positioned within easy reach of Caterham Town Centre's bustling amenities and efficient transport links, this residence encapsulates the allure of tranquil suburban living coupled with urban accessibility.

Positioned on a generously sized plot, this residence exudes potential for expansion and enhancement in various dimensions, infusing the property with prospective avenues to craft a bespoke living environment tailored to individual taste and requirements.

Boasting a charming rear garden embellished with a terraced patio, verdant lawn, and mature borders, the outdoor space offers an idyllic setting for al fresco relaxation, social gatherings, or the cultivation of a picturesque outdoor sanctuary.

The frontage of the property ensures privacy and convenience, offering a secluded ambience along with off-street parking facilities and an integral garage, catering to the practical requirements of modern living while safeguarding exclusivity and security.

Internally, the property beckons a transformation through a full-scale refurbishment, providing the perfect opportunity for discerning buyers to imprint their personal style, envisioned layouts, and desired finishes upon this residence, shaping it into a bespoke haven tailored to individual preferences and aspirations.

Whether intending to establish a family home, embark on a renovation project, or capitalise on the investment potential of this sought-after locale, this property stands as a versatile canvas with boundless promise for those inclined towards realising their dream living space.

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%





Positioned on one of Caterham's premium, semi-rural streets, within close proximity to Caterham School, it is located within a mile of Caterham Railway Station, as well as the amenities of Caterham town centre, such as an array of shopping, bars, restaurants and other amenities. The area is also close to open countryside whilst the motorway network can be accessed via junction 6 off the M25 at Godstone.



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