



- *A VICTORIAN TWO-BEDROOM COTTAGE - GREAT POPULAR LOCATION***
- *FRONT FACING LOUNGE, KITCHEN/BREAKFAST ROOM* *FIRST FLOOR REAR FACING BATHROOM***
- *A CHARACTER HOME WITH AN ENCLOSED SECLUDED REAR GARDEN***
- *POTENTIAL FOR A LOFT EXTENSION (Subject to Planning Permission) ***
- *CONVENIENT LOCATION FOR LOCAL SHOPS & AMENITIES IN CATERHAM HIGH STREET!***

A TWO-BEDROOM END OF TERRACE VICTORIAN COTTAGE located in a popular residential road within a level quarter of a mile walk to local shops and amenities. The property has a front facing Lounge and a good size Kitchen/Breakfast Room with direct access to the South Facing Rear Garden. The house has gas central heating and double-glazed windows with 'Hilary Blinds' Shutters to the Lounge and both Bedrooms.

This is an IDEAL FIRST TIME PURCHASE, VIEWING RECOMMENDED!

Park Road, Caterham on the Hill, Surrey CR3 5TB
Guide Price: £400,000 - £415,000 Freehold



DIRECTIONS

From the High Street in Caterham on the Hill turn down Park Road at the junction of the King & Queen Pub, the house is on the left-hand side.

LOCATION

Park Road is an ideal location being with easy reach of local amenities and shops in Caterham on the Hill and Caterham Valley. It is just a short level walk into the High Street with a selection of local shops for your day to day needs as well as access to a Doctors and Dentist Surgery close by.

Within a mile of the house in Caterham Valley is Caterham railway station which has a train service into Croydon and Central London. The M25 can be accessed at junction 6 at nearby Godstone.

The area has a great selection of schools for all age groups in the public and private sectors, including a choice of pre-school Nurseries. Within a mile of the property there are also many recreational attractions including countryside walks in Chaldon, the Surrey National Golf Course and a Sports Centre located in Burntwood Lane.

A CONVENIENT AND POPULAR LOCATION.

ACCOMMODATION

HALLWAY

Double glazed and panelled front door, separate doors to the Lounge and Kitchen/Breakfast Room, staircase to first floor Landing.

LOUNGE 11' 0" x 9' 10" (3.37m x 3.01m)

Double glazed window to the front with window shutters. Cupboard with the electric fuse box and electric meter. Double radiator.

KITCHEN / BREAKFAST ROOM

11' 0" x 9' 3" (3.36m x 2.83m)

A light and spacious room with a double glazed door to the rear Garden and a double glazed window to the rear and side. Range of base units with matching worktops, single bowl stainless steel sink unit with a mixer tap and cupboards under, tiled surrounds. The electric cooker will remain, space and plumbing for a dishwasher and space for an under counter fridge. Open access to an understairs storage cupboard with shelving. Double Radiator.

FIRST FLOOR LANDING

L'shaped with access to:

BEDROOM ONE 11' 0" x 9' 10" (3.37m x 3.01m)

Double glazed window to the front with window shutters, built in double wardrobe plus a useful storage cupboard over the stairs, double radiator.

BEDROOM TWO 6' 5" x 6' 6" (1.96m x 1.98m)

Double glazed window to the rear with window shutters, radiator.

BATHROOM 9' 4" x 4' 3" (2.86m x 1.31m)

Double glazed window to the rear, white suite comprising of a panelled bath and a vanity wash hand basin with mixer taps and cupboard below and mirrored vanity cupboard above the sink, low flush WC. Inset spotlights to the ceiling and extractor fan. Built in Airing Cupboard with a hot water tank and shelving.

OUTSIDE

UTILITY STORE

A useful room with space and plumbing for a washing machine with a tumble drier space above. Wall mounted gas fired Vaillant central heating boiler (annually serviced) and heating and hot water control panel.



FRONT GARDEN

A side pathway leads to the front door and side access gate and a flowerbed border. The garden has a brick front wall and a flowerbed.

REAR GARDEN

The rear secluded South Facing Garden has a patio area leading to lawn. The borders are a mix of panelled fences and a high hedge. At the rear of the Garden there is a Timber Shed which is to remain.

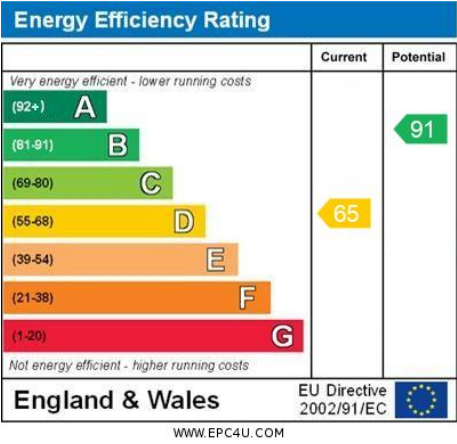
COUNCIL TAX

The current Council Tax Band is 'C', via Tandridge Council. Their website address to fully confirm the Council Tax Band and amount payable is:
[https://www.tandridge.gov.uk/Council-tax/Your-council-tax-2026 - 2027](https://www.tandridge.gov.uk/Council-tax/Your-council-tax-2026-2027).

10/9/2026



ENERGY PERFORMANCE CERTIFICATE (EPC)



FLOORPLAN



DATA PROTECTION ACT 1998

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