



Greenhill Avenue, Caterham, CR3

Guide Price £625,000

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# Key Features

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- Cul-de-sac location
- Three Bedrooms
- Downstairs Shower Room
- Utility
- Driveway
- Garage
- Garden
- Larger than average main bedroom



*Three bedroom detached family home positioned within a quiet tree-lined cul-de-sac in Caterham, offering generous accommodation, driveway parking, attached garage and exciting potential to modernise and extend (STPP).*





Occupying an attractive position within a peaceful tree-lined cul-de-sac, this charming detached home offers a rare opportunity to acquire a property that has remained within the same family for over four decades.

Built in 1939, the house provides well-balanced accommodation throughout and offers significant scope for a purchaser to update, improve and potentially extend, subject to planning permission.

The ground floor includes an extended kitchen with utility area, a conservatory overlooking the garden and generous reception space, alongside the convenience of an attached garage. Upstairs, the property offers three bedrooms, including a particularly spacious principal bedroom, together with two bathrooms.

Externally, the property benefits from driveway parking for two vehicles and enjoys a lovely sense of approach, with views of surrounding fields and mature trees creating a semi-rural feel despite its highly convenient location.

Situated within Caterham, the property is well placed for a range of local schools, everyday shopping facilities and cafés, all within easy reach.

A wonderful opportunity for buyers seeking a long-term family home with character, space and genuine future potential.

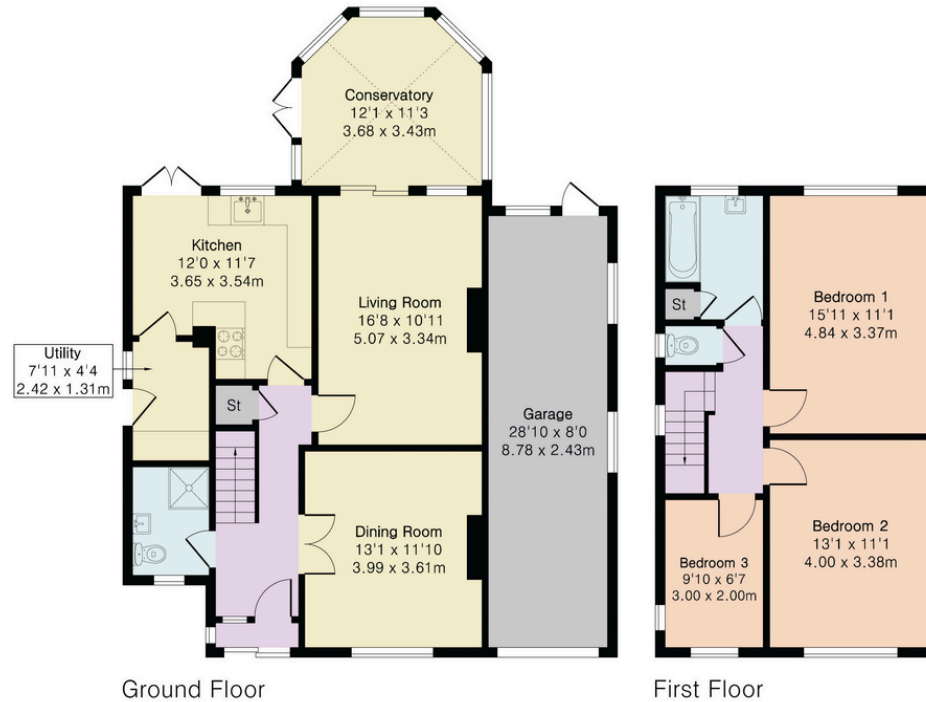


**Approximate Gross Internal Area 1347 sq ft - 125 sq m  
(Excluding Garage)**

Ground Floor Area 810 sq ft – 75 sq m

First Floor Area 537 sq ft – 50 sq m

Garage Area 230 sq ft – 21 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



THE AGENCY UK

**Tenure Type:** Freehold

**Council Tax Band:**

**Council Authority:**

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020 8187 1 747 | [enquiries@theagencyuk.com](mailto:enquiries@theagencyuk.com)

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