



**\*THREE BEDROOM END OF TERRACE PERIOD HOUSE\***

**\*FRONT FACING LOUNGE 12' 0" x 10' 9" (3.65m x 3.27m) \* \*DINING ROOM 11' 11" x 10' 9" (3.63m x 3.27m)\***

**\*KITCHEN WITH ACCESS TO THE BATHROOM\* \*DOUBLE GLAZED AND GAS CENTRAL HEATING\***

**\*CONVENIENT AND SOUGHT AFTER LOCATION! \***

**NO ONWARD CHAIN! A THREE BEDROOM END OF TERRACE HOUSE** located in a popular residential road in Caterham on the Hill. The property requires **UPDATING THROUGHOUT** and is therefore ideal for a buyer to improve the property to their own design and decor. Outside there is a level rear Garden with a path leading to a Greenhouse and Shed at the rear of the plot. The front Garden, in our opinion, has potential to create off road parking for a small vehicle, with a dropped kerb, subject to planning permission.  
**IF YOU ARE AFTER A PROPERTY TO UPDATE, THEN CALL US TO ARRANGE A VIEWING!**

**Park Road Caterham Surrey CR3 5TB**  
**ASKING PRICE: £320,000 FREEHOLD**



## **DIRECTIONS**

From the High Street in Caterham on the Hill proceed towards Town End, take to first left into Park Road, 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.

## **ACCOMMODATION**

### **HALLWAY**

Staircase to the 1st floor. Doors to the lounge and dining room.

### **LOUNGE** 12' 0" x 10' 9" (3.65m x 3.27m)

Double glazed windows to the front. Coved ceilings, Cupboard to either side of the fireplace with a gas point. Double radiator.

### **DINING ROOM** 11' 11" x 10' 9" (3.63m x 3.27m)

Double glazed window to the rear. Understairs cupboard, coved ceiling. Fireplace with gas point. Double radiators.

### **KITCHEN** 7' 1" x 8' 3" (2.16m x 2.51m)

Double glazed window to the side. 1 base unit and 1 work unit. Shallow butler sink with shelf below. Space for cooker with gas point. Space for narrow fridge. Door to bathroom.

### **BATHROOM** 5' 4" x 4' 6" (1.62m x 1.37m)

Double glazed window to the front. Door to separate WC. Panelled bath, corner wash hand basin. Radiator and extractor fan. Walls are half tiled.

### **WC** 5' 3" x 2' 1" (1.60m x 0.63m)

Double glazed window to the front. Low flush WC.

## **FIRST FLOOR ACCOMMODATION**

### **LANDING**

Access to the loft, retractable ladder.

### **BEDROOM ONE** 12' 0" x 10' 9" (3.65m x 3.27m)

Double glazed window to the front. Single wardrobe. Radiator and fireplace recess.

### **BEDROOM TWO** 12' 0" x 10' 9" (3.65m x 3.27m)

Double glazed window to the rear. Radiator and fireplace recess. Door to Bedroom 3.

### **BEDROOM THREE** 8' 1" x 7' 0" (2.46m x 2.13m)

Double glazed window to the rear. Coved ceiling and radiator. Wall mounted Valliant combi boiler.

## **OUTSIDE**

### **FRONT GARDEN**

The front garden has a retaining wall and a path leading to the side access path to the front door and rear garden.

### **REAR GARDEN**

The level rear garden extends in excess of 60' and has a path leading to the rear of the Garden. There is a Greenhouse just beyond the lawn and a Garden Shed which is at the rear of the plot. To the rear of the house there is a lawn area and patio. There is also panelled fencing to both sides of the Garden and a gate leading to the adjacent terrace house garden which allows access for the neighbours to the side access, this should be stated within the Title Deeds.



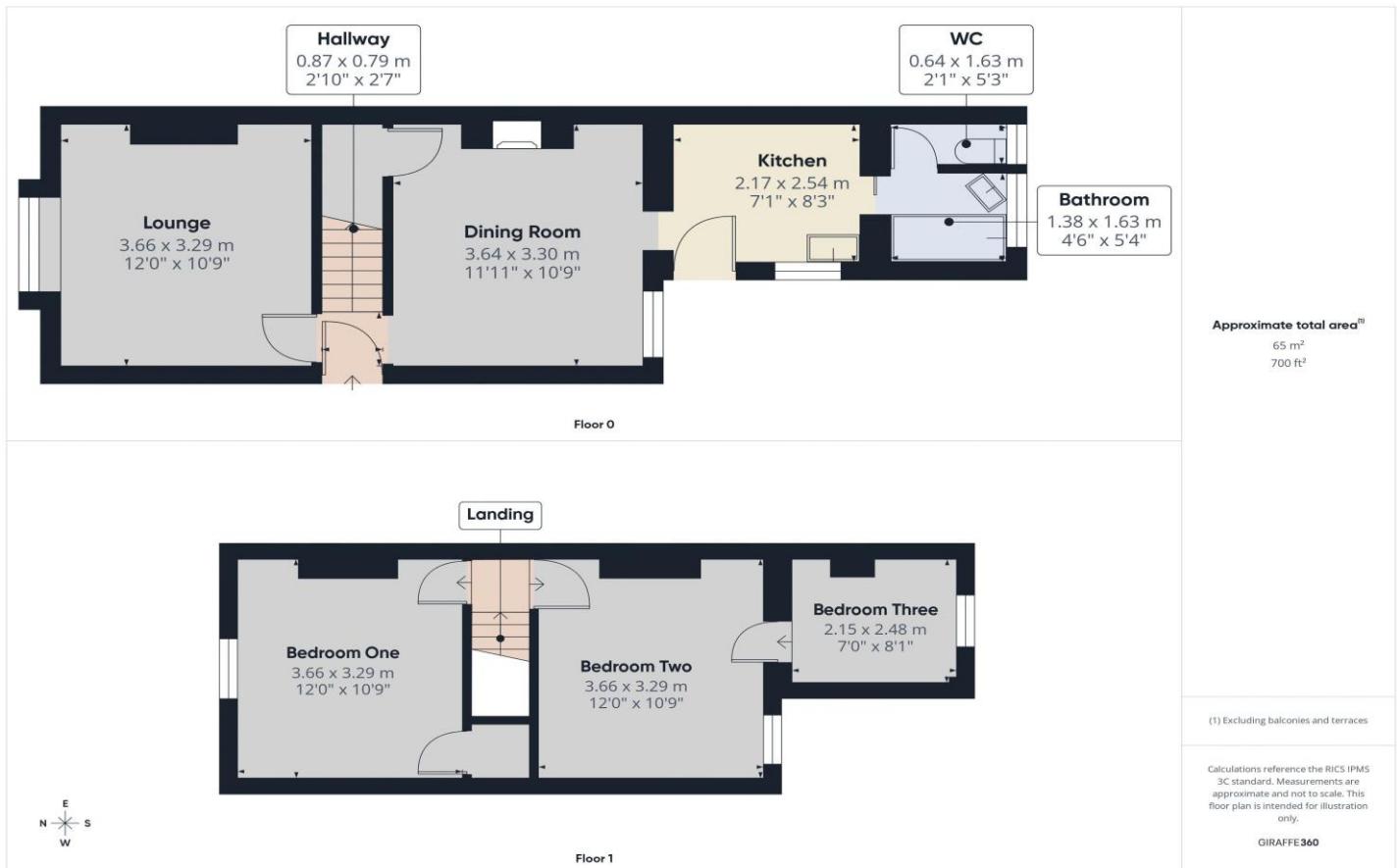
## **COUNCIL TAX**

The current Council Tax Band is '**D**', 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-2025-2026>.

**17/1/2026**



## FLOORPLAN



## ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

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