



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: £295,000 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



Bedroom Three



Bedroom One



Bedroom Three



Bedroom One



Bedroom Two

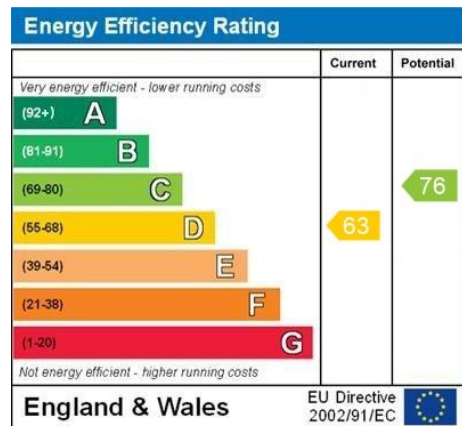


Bedroom Two

FLOORPLAN



ENERGY PERFORMANCE CERTIFICATE (EPC)



DATA PROTECTION ACT 1998

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