



***A DETACHED TWO DOUBLE BEDROOM BUNGALOW, NO THROUGH ROAD LOCATION! ***
17' 10" x 7' 2" (5.43m x 2.18m) LARGE RECEPTION HALLWAY* *17' 3" x 12' 2" (5.25m x 3.71m) LIVING ROOM & SEPARATE KITCHEN* *TWO CONSERVATORIES, ENSUITE SHOWER ROOM TO BEDROOM ONE* *DOUBLE GLAZED, GAS CENTRAL HEATING & BATHROOM
***CONVENIENT LOCATION - NO ONWARD CHAIN! ***

A DETACHED TWO DOUBLE BEDROOM BUNGALOW with a secluded West Facing Rear Garden and a large driveway with ample parking for several vehicles. A very convenient location within half a mile of local shops in Westway, the High Street and a Tesco Supermarket. The Bungalow has an inviting Reception Hallway a large Living Room and separate Kitchen, **plus TWO rear facing CONSERVATORIES!** The main Bedroom also has an En-suite Shower Room and built-in wardrobes. **NO ONWARD CHAIN, VIEWING HIGHLY RECOMMENDED!**

Avenue Road, Caterham, Surrey CR3 5TR
Asking Price: £550,000 Freehold



DIRECTIONS

From the High Street turn left at the roundabout into Chaldon Road, first right into Westway and then first right into Avenue Road, the Bungalow is on the left-hand side.

LOCATION

The location is within walking distance of the shops along Westway and is within a quarter of a mile of Tesco Supermarket along Coulsdon Road. Caterham on the Hill and Caterham Valley are nearby with further High Street shops. Caterham Railway Station is located in Caterham Valley and Whyteleafe Railway Station is approximately 1.5 miles from the house, access to the M25 Motorway junction 6 is at Godstone. Just opposite Westway Common there are several Bus Stops providing buses travelling towards Coulsdon, Purley and Caterham Valley, ideal local transport!

Caterham also has a wide selection of local Restaurants and Pubs as well as a Sports Centre at De Stafford Secondary School in Burntwood Lane. There are also Nurseries and Schools for all age groups with the local area in both the public and private sectors.

The area has some fine Countryside with open country and woodland walks accessed within a mile of the house at Chaldon and onto the North Downs.

**A CONVENIENT AND HEALTHY PLACE
TO LIVE FOR ALL!**

ACCOMMODATION

RECEPTION HALLWAY

17' 10" x 7' 2" (5.43m x 2.18m)

Double glazed leaded light frosted windows to either side of a part double glazed and panelled front door. Coved ceiling, wooden flooring and vinyl flooring, meter cupboard with the electric and gas meters and the fuse box. Double glazed leaded light window to the side, access to the part boarded loft via a retractable ladder, radiator.

LIVING ROOM *17' 3" x 12' 2" (5.25m x 3.71m)*

Double glazed leaded light window to the front aspect, 'Period' style fireplace with decorative tiled inserts and gas point, coved ceiling, telephone point and two double radiators.

KITCHEN *11' 11" x 8' 9" (3.63m x 2.66m)*

Double glazed leaded light window and a half panelled double glazed door to the Conservatory. Range of wall and base units with matching worktops, one and a half bowl sink unit and cupboards, tiled walled surrounds. Free standing electric cooker with an extractor fan, fridge to remain, space and plumbing for a washing machine, built-in Breakfast Bar/shelf, tiled flooring.

CONSERVATORY *18' 4" x 9' 3" (5.58m x 2.82m)*

Double glazed windows to the rear and double doors leading onto the rear Garden patio, polycarbonate roof, power and light, two double radiators.

BEDROOM ONE *17' 4" x 11' 5" (5.28m x 3.48m)*

Double glazed window to the side and two double glazed windows either side of double doors leading into a Conservatory. Built in wardrobes with hanging and shelf space, double radiator, door to:

ENSUITE SHOWER ROOM

7' 2" x 2' 11" (2.18m x 0.89m)

Double glazed frosted window to the rear, extractor fan. White suite comprising of an enclosed shower cubicle with an electric shower fitment, wall mounted wash hand basin and a low flush WC. Tiled walls and flooring, wall mounted electric heated towel rail.

CONSERVATORY *11' 8" x 6' 11" (3.55m x 2.11m)*

Double glazed windows to rear with double doors leading to the rear Garden, further double glazed windows to two sides. Tiled flooring, power point, polycarbonate roof, tiled flooring.



BEDROOM TWO 11' 9" x 11' 9" (3.58m x 3.58m)

Double aspect double glazed leaded light windows to the front and side, coved ceiling, telephone point, double radiator.

BATHROOM 7' 6" x 5' 5" (2.28m x 1.65m)

Double glazed frosted window to the rear, white modern suite comprising of a panelled bath with a mixer tap and shower attachment plus a further mixer shower fitment above, pedestal wash hand basin and a low flush WC. Tiled walls and flooring, electric towel rail.

OUTSIDE

FRONT DRIVEWAY

Large wide driveway with ample off road parking for several vehicles, secure side access.

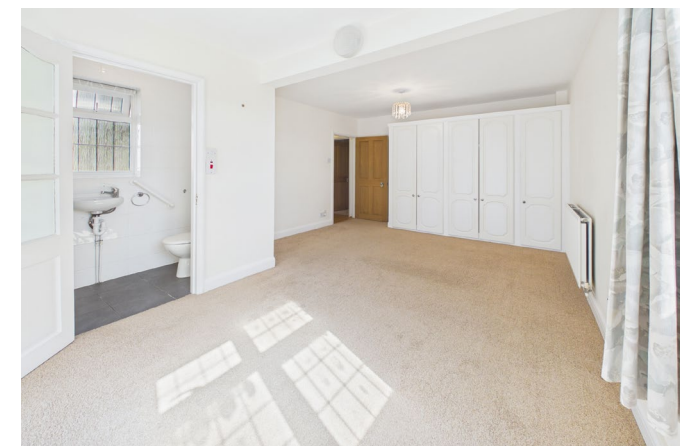
REAR GARDEN

A great size West Facing secluded level rear Garden enclosed by panelled fencing. There is a wide rear patio and level lawn to the remainder of the Garden. In our opinion there is potential to create an attractive rear Garden with flowerbeds with a surrounding lawn.

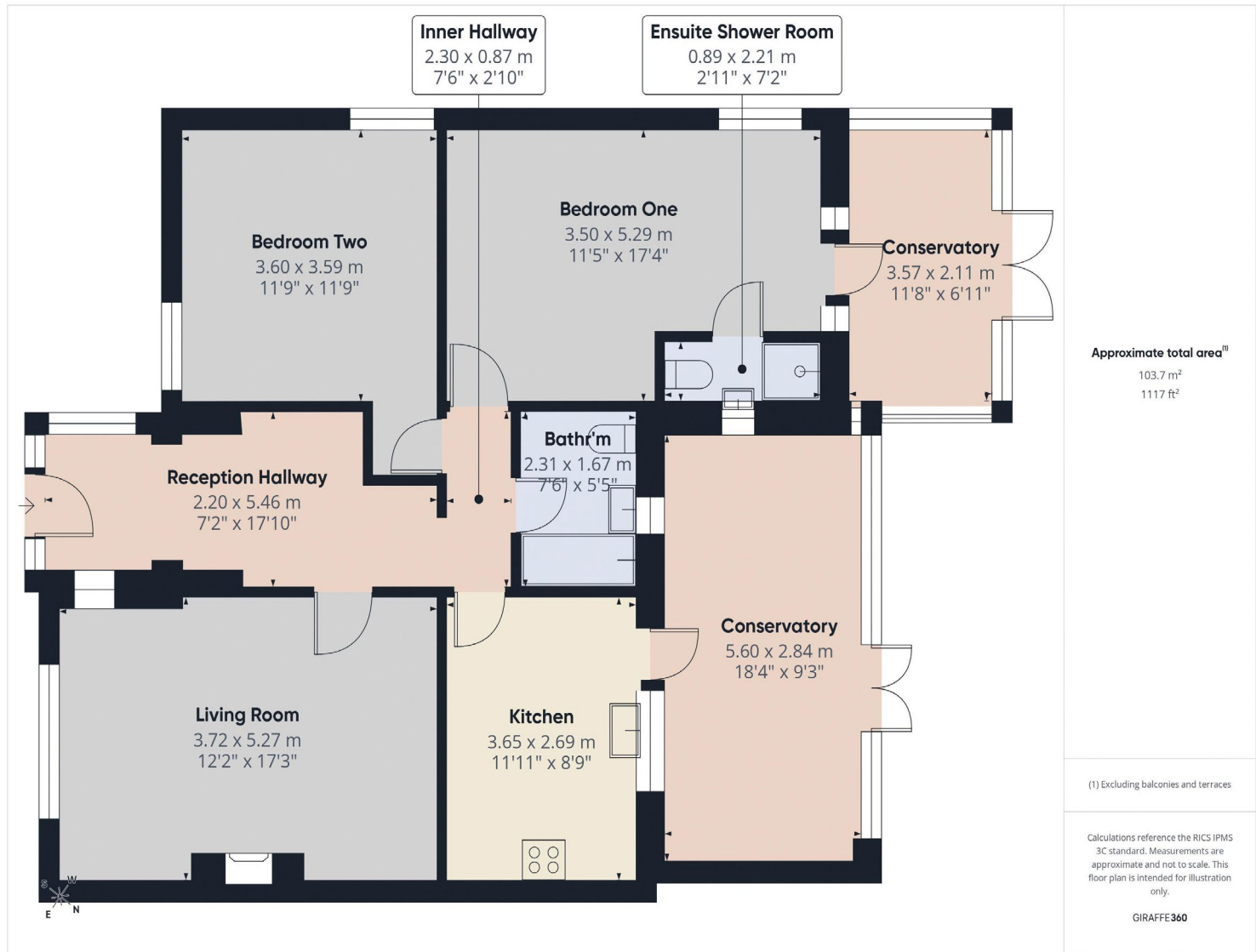
COUNCIL TAX

Band 'E' (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>.

18/7/2026.



FLOORPLAN





ENERGY PERFORMANCE CERTIFICATE (EPC)

Ordered 18/7/2026

DATA PROTECTION ACT 1998

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