



17 Park Road, Caterham

£325,000 Freehold

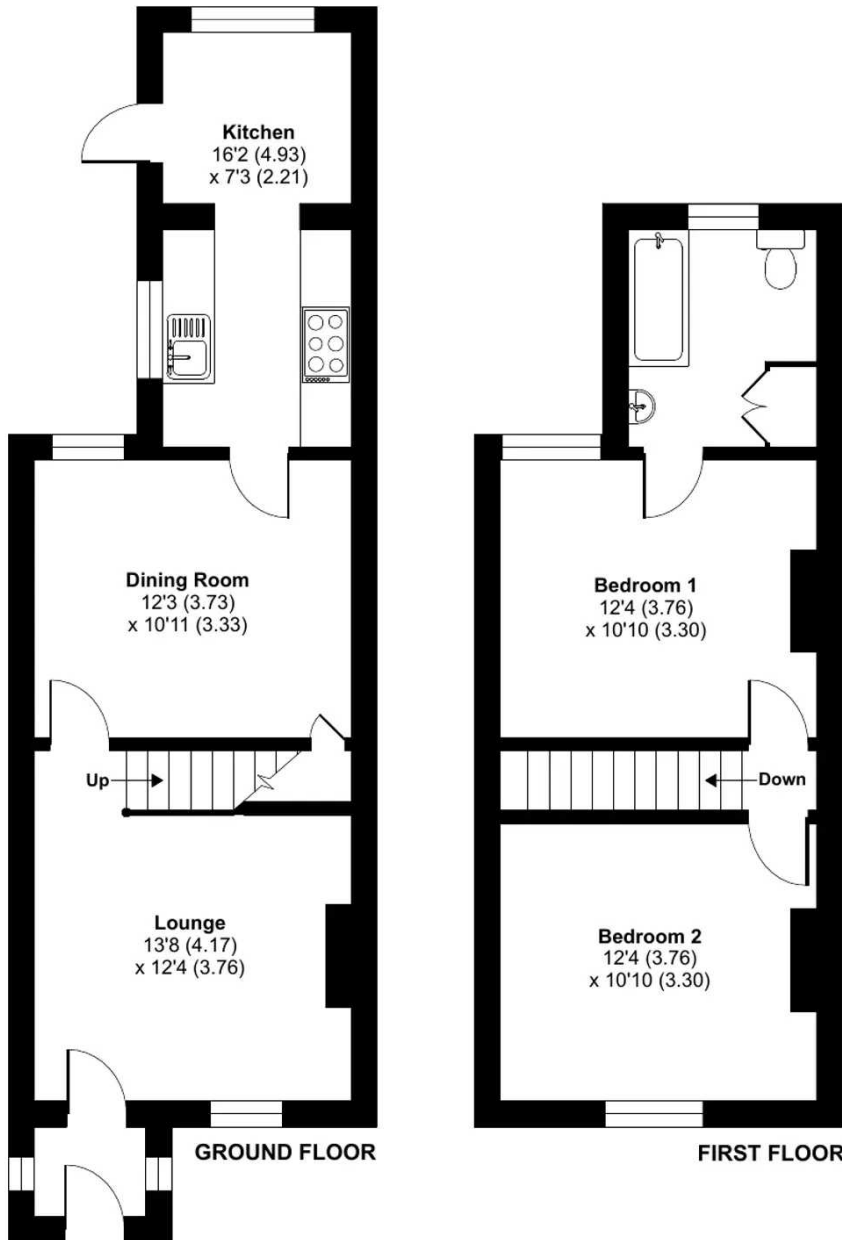
Two-double bedroom terraced home • Charming and level rear garden • Upstairs bathroom • Located in a popular residential street



Park Road, Caterham, CR3

Approximate Area = 824 sq ft / 76.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n7checom 2023. Produced for Park & Bailey. REF: 1058113

You can include any text here. The text can be modified upon generating your brochure.

Requiring some modernisation, but the perfect opportunity for a new owner to put their own stamp on their home, is this two-bedroom terraced property. Well-located on a popular residential road, within close proximity to Caterham on the Hill's amenities and transport links, it simply must be seen.

The accommodation comprises a storm porch which leads into the front aspect lounge, with feature fireplace, and solid fuel stove. A rear aspect dining room overlooking the garden gives way to the kitchen. Stairs rise to the first floor where both double bedrooms are located as long as the family bathroom.

Outside

The property offers a charming and level rear garden, which is laid to lawn, with planted beds and a couple of areas designated for entertaining; a patio adjacent to the house, and a deck to the rear of the garden where there is also a shed.

As part of our provision, we may offer ancillary services to assist with your transaction. With your consent we will refer your details to a select group of providers. There is no obligation to provide your consent, or to uptake any of these services, but where you do, you should be aware of the following referral fee information:

Cook Taylor Woodhouse Solicitors – £250

Taylor Rose Solicitors – £250

AV Rillo – £300

Hawke Financial Services – 30%

Arnold & Baldwin Surveyors – 10%

Huxley – 10%

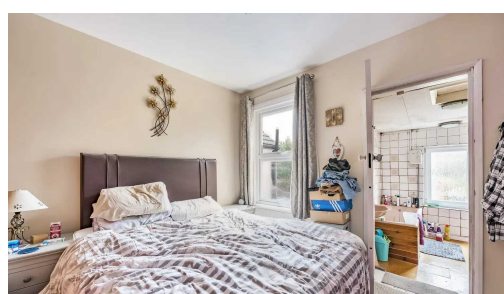
Atrium Surveyors – £25



The property is situated on a popular residential street. There are local shopping facilities in Caterham on the Hill including Tesco store at the Village, and amenities such as an health centre, library, restaurants and pubs. Caterham Valley offers a wider selection of shops including two supermarkets and mainline station. The area is close to open countryside whilst the motorway network can be accessed via junction 6 off the M25 at Godstone.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	