



52 Oak Road, Caterham

£500,000 Freehold

No onward chain • Requiring modernisation • Four bedroom semi-detached home • Level rear garden • Integral garage • Off-street parking





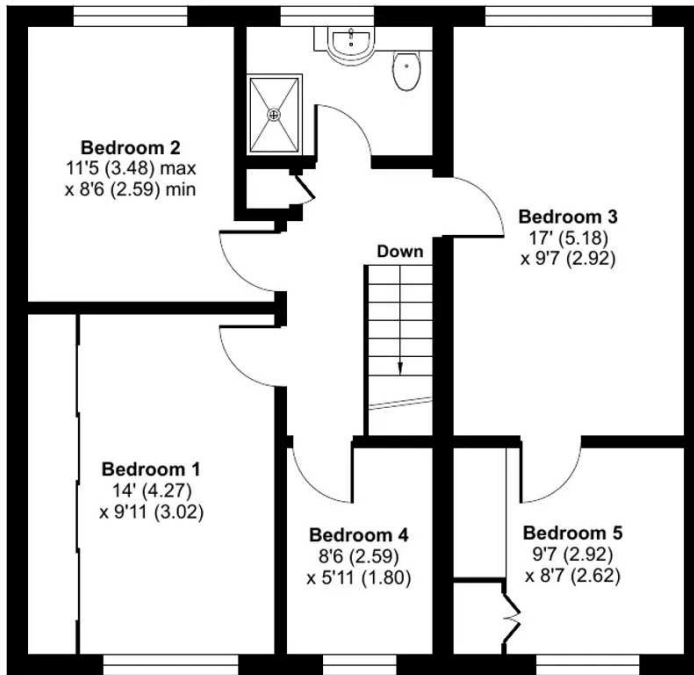
Oak Road, Caterham, CR3

Approximate Area = 1273 sq ft / 118.3 sq m

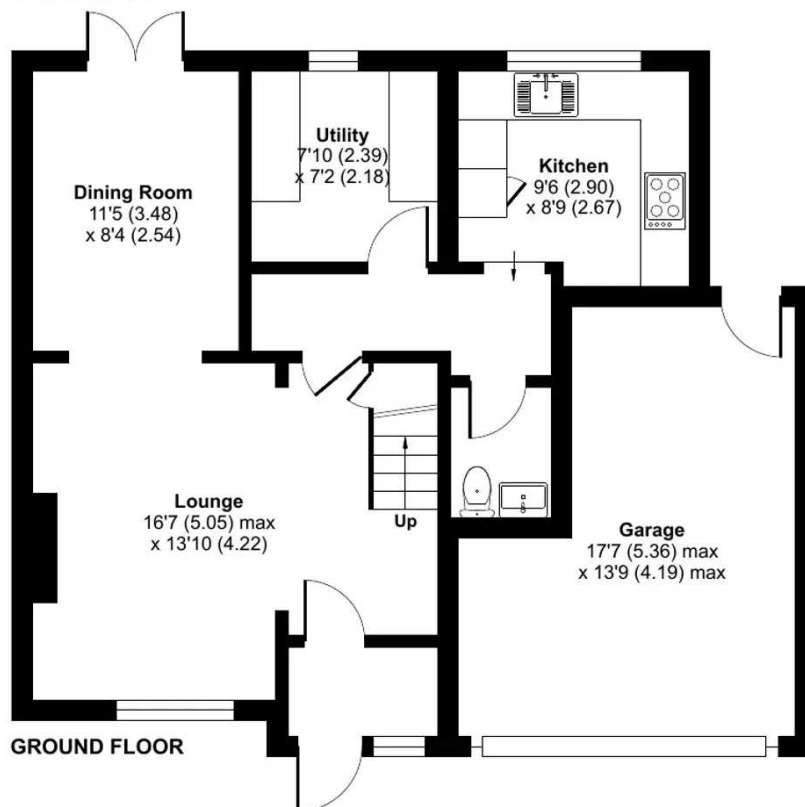
Garage = 200 sq ft / 18.5 sq m

Total = 1473 sq ft / 136.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checon 2024. Produced for Park & Bailey. REF: 1078887

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

Situated in a desirable location, this 4 bedroom semi-detached house presents an outstanding opportunity for those craving a property renovation project. Offered with no onward chain, this home is perfect for those looking to put their own personal touch, style, and taste into their living space. Located on a quiet residential street, this property is brimming with untapped potential and is just waiting to be transformed into a dream family home.

The property features a level rear garden, providing an inviting space for outdoor activities and family gatherings. The integral garage and off-street parking offer convenience and practicality for busy modern-day living. The utility room provides additional storage and space for laundry needs, minimising clutter in the main living areas. With the potential to add an en-suite to the principal bedroom, this house allows for a luxurious touch to the already spacious accommodation. The through lounge and dining room, overlooking the garden, provide a bright and airy space, perfect for entertaining guests or enjoying quality family time.

Don't miss out on the chance to make this house your own and create a warm and welcoming space for you and your family. With its vast potential and ideal location, this property is the perfect canvas for any aspiring homeowner looking to shape a future dream home. Contact us today to arrange a viewing and start the exciting journey of transforming this property into a place to call your own.

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%

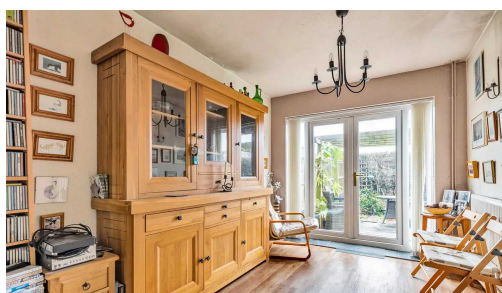
Atrium Surveyors – £25



The property is situated in a popular residential road, just off the High Street in Caterham on the Hill with a range of shopping facilities, bus route, local school, health centre, library, restaurant and pubs. Caterham Valley offers a more comprehensive range of shops to include two supermarkets and the Church Walk shopping precinct together with main line station. Junction 6 off the M25 at Godstone gives access to the motorway network and both Gatwick and Heathrow airports.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 