

## 51 Oak Road, Caterham

£475,000 Freehold

Three Bedroom Semi-Detached Home • Open Plan Kitchen/Diner • Off Street Parking • Rear Garden With Covered Kitchen/BBQ Area • No Onward Chain



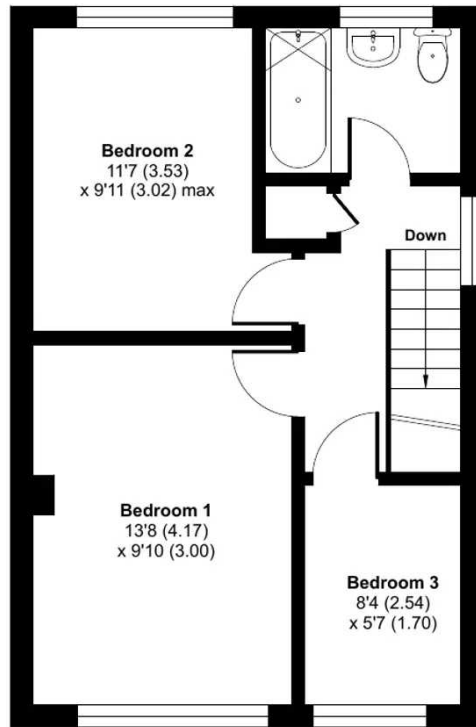
# Oak Road, Caterham, CR3

Approximate Area = 834 sq ft / 77 sq m

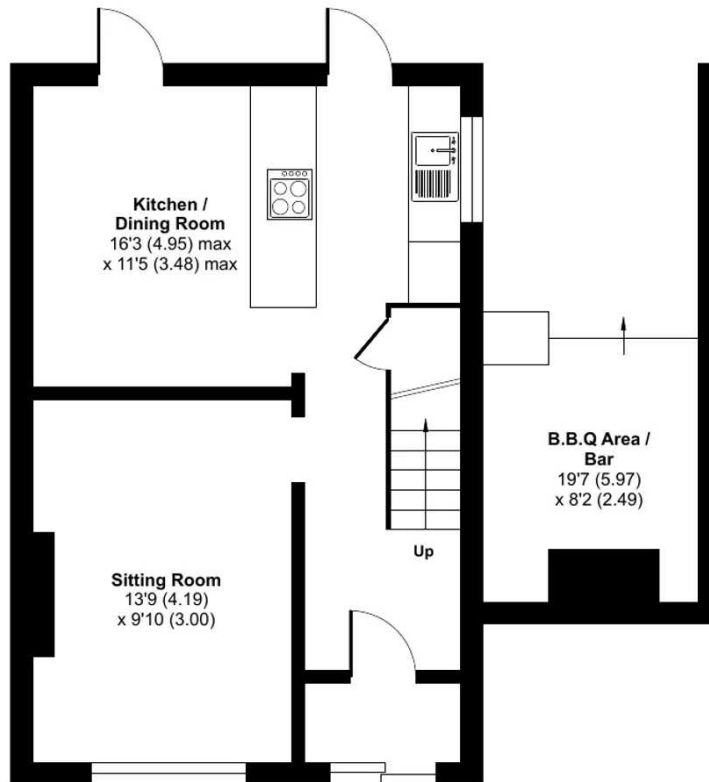
Outbuilding = 160 sq ft / 15 sq m

Total = 994 sq ft / 92 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). © n7chem 2022. Produced for Park & Bailey. REF: 931926

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

Located in a popular residential area of Caterham on the Hill is this beautifully presented, three-bedroom semi-detached home. Features include three bedrooms, two of which are double bedrooms, and open-plan kitchen/diner and an external covered deck area with in-built BBQ. This three-bedroom semi-detached family home is situated within close proximity to Caterham on the Hill's amenities and transport links. Truly representing a home that a new buyer can move into and start enjoying immediately, there is also potential to extend (STPP).

The accommodation comprises a storm porch which leads into the main entrance hallway, giving access to the front aspect lounge. To the rear of the property is a beautiful kitchen/diner, with breakfast bar, which serves as the hub of the home, with access onto the rear garden.

Stairs rise to the first floor where all three bedrooms are located. Two double bedrooms are complemented by a single bedroom and the family bathroom. Outside The frontage provides off-street parking as well as a substantial lawn area.

To the rear is a relatively level garden, mainly laid to lawn with a deck area ideal for entertaining. The decking continues to the side of the property where a covered area with fitted BBQ is positioned. This area could also be utilised in a multitude of other ways.

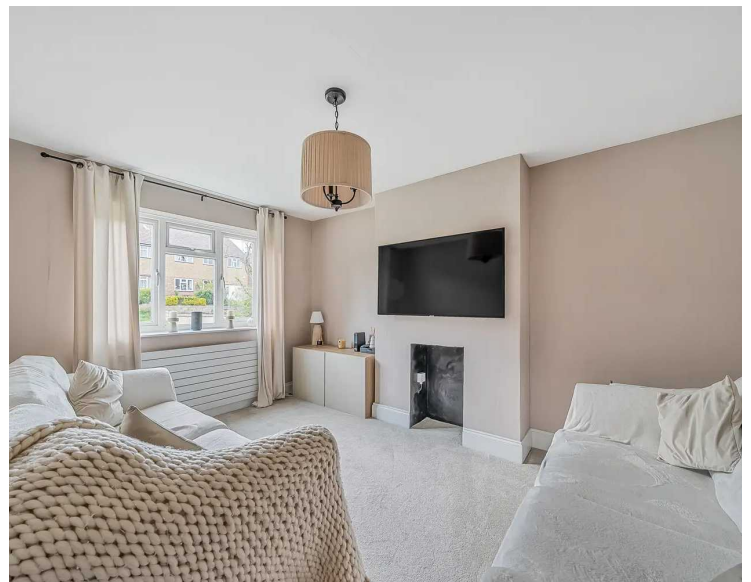
As part of the service we offer, we may recommend ancillary services to you which we believe will help your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services, but where you do, you should be aware of the following referral fee information. You are also free to choose an alternative provider.

Cook Taylor Woodhouse - £200

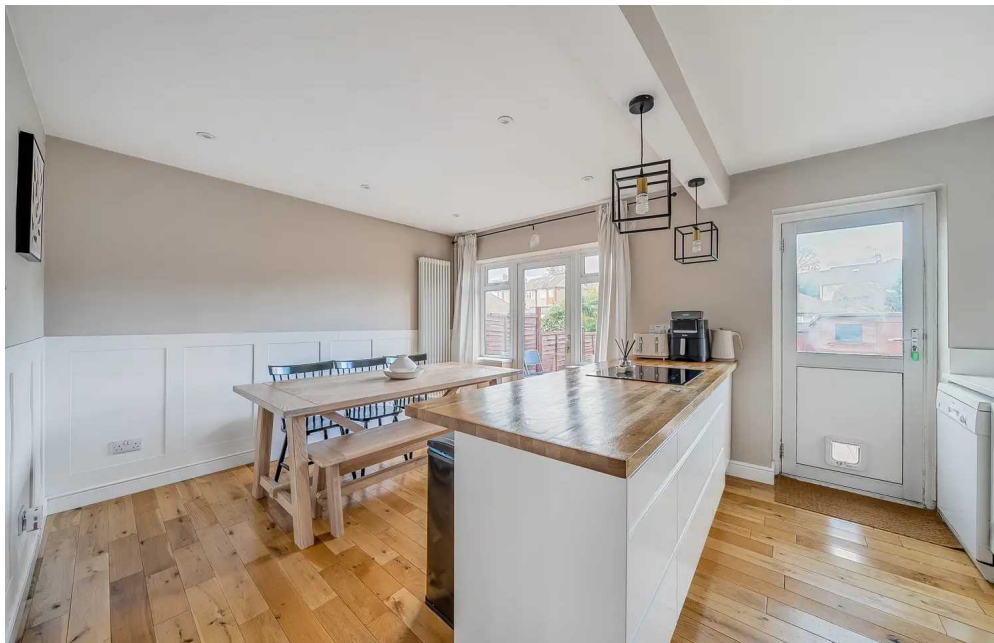
McMillan Williams - £210

Hawke Financial Services - 30%

Muve - £200



The property is situated on a popular, residential street in Caterham on the Hill, within catchment of a wide array of superb schooling, including both state and private. There are local shopping facilities in Caterham on the Hill including Tesco store at the Village, and amenities such as a 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, with Surrey National Golf Course in close proximity, whilst the motorway network can be accessed via junction 6 off the M25 at Godstone.



- Three Bedroom Semi-Detached Home
- Open Plan Kitchen/Diner
- Off Street Parking
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- No Onward Chain

