



BIRCH AVENUE, CATERHAM



Well presented 3 bed semi in a lovely Caterham location with easy access to schools, Caterham station and recreational space.

Large, level plot with extra outbuilding. Large kitchen and play/office area. Nice neighbours and lots of family activities close by. Well worth a visit.

Offers Over £499,950 Freehold | Just added



Hallways are pleased to market this 3 bed semi-detached home with a couple of bonus rooms. Offering an excellent location and practical family living. Set back from the road behind a brick boundary wall, the property benefits from a private driveway providing off-street parking and a welcoming front approach.

The property offers a comfortable and inviting living room with direct access to the rear garden, creating a bright and welcoming space for everyday living. This room is edged by a little playroom, ideal for families with young children or easily adaptable as a home office for remote working. The playroom also benefits from its own access to the rear garden, further enhancing flexibility and indoor-outdoor living.

The property has a good-sized rear garden, complemented by a patio area ideal for outdoor seating and summer entertaining, making it perfect for hosting family and friends or for your children to have fun.

The house features a traditional brick façade, a pitched tiled roof, and a distinctive arched front entrance. The front garden is designed for low maintenance, while the side access adds to the home's practicality.

Located in a well-regarded and established neighbourhood, the property is conveniently positioned for local amenities, reputable schools, and transport links, making it ideal for families, first time buyers or downsizers.

Close to a selection of green spaces for jogging and dog walking. Offering potential for personalisation, this home represents an excellent opportunity for buyers seeking a comfortable residence in a desirable location.

Take a tour with Hallways 3D VR and call to book your
IN PERSON viewing; 02035363959

Council Tax Band: D (Croydon)

Tenure: Freehold

Parking options: Driveway

Garden details: Rear Garden

- 3 Bed Semi-detached home
- Driveway Parking
- Large, level plot with outbuilding/logcabin
- Large Kitchen
- Good M25 Access
- Office space/play room
- Good School access
- Good Transport Links
- 0.9 miles from Caterham Station
- 0.4 miles from Hillcroft Primary School
- 0.2 miles from Clifton (Secondary) School
- Rear Garden- low maintenance and child friendly







Floor 1

hallways

Approximate total area:
100.8 m²

Ground floor

Ground floor

hallways

Approximate total area:
61.8 m²

First floor

hallways

Approximate total area:
61.8 m²

First floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(82-91)	B		
(70-80)	C		
(55-69)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		70	76
EU Energy Performance Certificate (EPC) 2002/91/EC			
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			

Viewing by appointment only
Hallways Estates Limited

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