



LIMPSFIELD VILLAGE

LIMPSFIELD, SURREY

KEY PROPERTY FACTS

- **Quiet cul de sac location**
- **Detached house**
- **Three bedrooms (could convert easily back to four bedrooms)**
- **Level garden**
- **Off road parking**
- **Would benefit from modernisation**
- **Double garage**
- **Two bathrooms**
- **Potential to extend over garage subject to usual planning restrictions**

Village location

An attractive, three bedroom detached house in Limpsfield. Situated within a short walk of Oxted railway station and the town Centre, with its wide range of shops and supermarkets. There are excellent schools in both the state and private sector as well as sporting and recreational facilities including Tandridge Leisure Complex & Swimming Pool, several golf courses and Limpsfield Lawn Tennis Club. Gatwick Airport is approximately 12 miles away, junction 6 of the M25 is about 3 miles distant.

Price £625,000 freehold



"Quiet, village location."

Council Tax Band G

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SPECIFICATION

Accommodation

ENTRANCE HALL

Wood front door, storage cupboard, radiator with decorative cover, cupboard under the stairs.

LIVING ROOM

Rear aspect double glazed windows and doors to rear terrace, radiators, coving.

KITCHEN

Rear aspect double glazed window, fitted wall and base units with surfaces above, tiled splash backs, single drainer stainless steel inset double sink with mixer tap, double oven, hob, extractor fan, dishwasher, radiator.

STUDY

Front aspect bay window, radiator, coving.

CLOAKROOM

Front aspect double glazed window, low level w.c., wash hand basin.

UTILITY ROOM

Rear door, butler sink, wall mounted boiler, washer and dryer.





LANDING

Front aspect double glazed window, airing cupboard, access to loft, coving.

MASTER BEDROOM

Rear aspect double glazed window, two radiators, built in wardrobes.

ENSUITE

Side aspect double glazed window, bath, low level w.c., pedestal wash hand basin, radiator.

BEDROOM TWO

Rear aspect double glazed window, radiator, built in wardrobe, coving.

BEDROOM THREE

Front aspect double glazed window, radiator, built in wardrobe.

BATHROOM

Side aspect double glazed window, low level wc, pedestal wash hand basin, bath with mixer taps and shower attachment, radiator.

REAR GARDEN

Mainly laid to lawn, terraced area, well stocked flower bed borders with mature roses and a variety of shrubs and small trees.

FRONT GARDEN

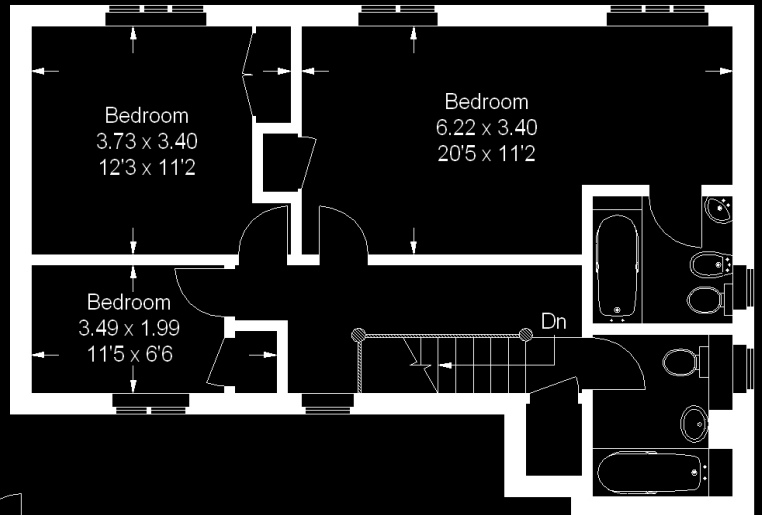
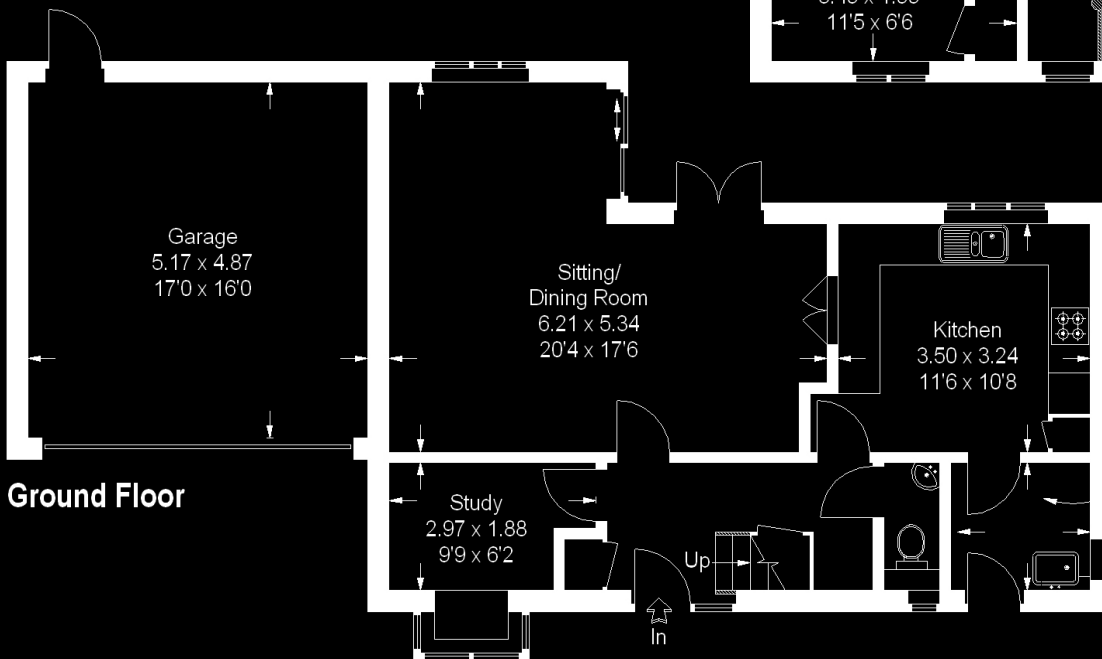
Lawn, driveway for several cars, flower bed borders, double garage with electric door and power and lighting.



FLOORPLAN

"Built in the early 1980's, overlooking an attractive green.."

Approximate Gross Internal Area :- 117 sq m / 1259 sq ft
 Garage :- 25 sq m / 269 sq ft
 Total :- 142 sq m / 1528 sq ft



FLOORPLANZ © 2012
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 This plan is for layout guidance only
 Not drawn to scale, unless stated.
 Windows & door openings are
 approximate
 Whilst every care is taken in the
 preparation of this plan, please
 check all dimensions, shapes &
 compass bearings before making
 any decisions reliant upon them.

