



4 Ulstan Close
Woldingham CR3 7EH

Freehold

£495,000



4 Ulstan Close

Woldingham CR3 7EH

£495,000



Situation

Situated in a quiet cul-de-sac and within 1/4 mile of Woldingham Village centre which is considered to be one of Surrey's most sought-after villages, yet within the M25 and under twenty miles to Central London. Woldingham continues to be a highly popular location for purchasers with various local sports clubs including tennis and cricket and a village shop with Post Office. There are two golf clubs nearby – North Downs and Woldingham – along with many rambling walks crisscrossing the North Downs. The choice of schooling in the area is superb and includes Woodlea Junior School in the heart of the village and Woldingham School for Girls, as well as being well placed for Oxted School, Hazlewood Preparatory School, Caterham School, Lingfield College, Sevenoaks School and the Croydon schools – Whitgift, Croydon High School for Girls and Trinity. Oxted town centre is approximately 3.2 miles away and has an excellent range of supermarkets, along with cafes, restaurants, an Everyman cinema and a leisure centre. Woldingham Station is about 1 mile from the house and has services in to London Victoria (34 minutes) and London Bridge (32 minutes). Junction 6 of the M25 is just 4 miles distant giving easy access to the international airports of Gatwick and Heathrow.

Location/Directions

For Sat Nav use CR3 7EH. The property will be found on the left hand side.

To Be Sold

An extremely well presented and modernised 3 bedroom semi detached house situated in a quiet cul-de-sac benefiting from ample driveway parking, long rear garden whilst offering potential to extend (STPP).

Entrance Hall

Laminate wood flooring, storage cupboard under stairs, stairs to first floor, built-in cloaks cupboard.

Sitting Room

Laminate wood flooring, recessed fitted log burner, front aspect window.

Kitchen/Breakfast Room

A well proportioned room comprising one and a half bowl single drainer sink unit with mixer tap, range of quartz worktops, base drawers and cupboards with carousel unit, AEG 4 ring gas hob with stainless steel oven below, AEG cooker hood, integrated slimline dishwasher, plumbing available for washing machine, space for American style fridge/freezer, built-in pantry, French doors leading to rear garden, side personal door to outside.

Stairs to First Floor Landing

Trap to loft.

Tel: 01883 712261

Bedroom One

Two built-in storage cupboards.

Bedroom Two

Attractive tree line views, fitted wardrobe cupboards.

Bedroom Three

Part wood paneled walls, built-in storage cupboard.

Bathroom

Modern white suite of enclosed bath with mixer tap and shower above, vanity unit, low suite w.c, chrome heated ladder towel rail.

Outside

Driveway parking on brick paved driveway for three vehicles. The rear garden is of good proportions with patio and also has a useful adjacent outbuilding which is ideal for a large amount of storage with an adjacent cloakroom with W.C. The rear garden gently slopes and has a central pathway with areas of lawn on either

side, various shrub borders and is fully enclosed with fencing and laurel hedging.

Tandridge District Council Tax Band D



Road Map



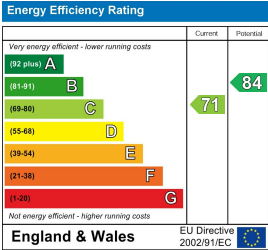
Floor Plan



Viewing

Please contact our Payne & Co. Office on 01883 712261 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.