

Payne & Co.



17 Park Road

Limpsfield RH8 0AN

Freehold

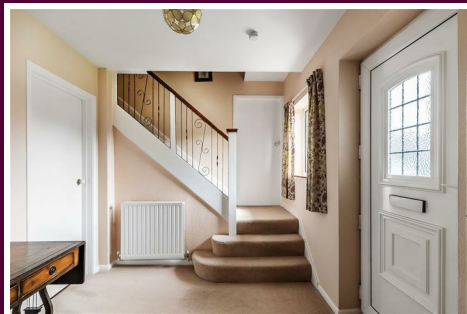
Guide Price £1,200,000



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Situation

Positioned in a wonderful semi-rural location close to open countryside, yet within easy access of Oxted commuter railway stations and local main roads (A25 and M25).

Oxted town centre, less than 1km away, offers a wide range of restaurants, boutique and coffee shops, supermarkets, together with leisure pool complex, cinema and library. The commuter railway service to London from Oxted takes around 40 minutes.

The locality is well served for a wide range of state and private schools for children of all ages, together with sporting facilities such as golf clubs including Limpsfield Chart and Tandridge golf clubs, as well as The Limpsfield Club (racquet sports).

Location/Directions

For SatNav use RH8 0AN.

Heading in an easterly direction on Bluehouse Lane take the left hand turn in Park Road and follow the road around the sharp right hand turn and no.17 will be found on the left hand side.

To Be Sold

This family home is found in one of Limpsfield's most desirable roads and enjoys far reaching views towards the North Downs. In need of updating, the property offers buyers the potential to extend, subject to gaining the necessary consents, has a mature garden with the plot extending to approximately a third of an acre and is available to the market with no onward chain.

Open Fronted Storm Porch

Entrance Hall

Stairs to first floor.

Living Room

Double aspect with feature coal effect fire with decorative surround.

Sitting Room

Double aspect room which makes full use of the views over the rear garden, double glazed sliding patio door leading to rear garden.

Dining Room

Rear aspect window overlooking rear garden, two built in storage cupboards.

Kitchen/Breakfast Room

Dated units comprising single bowl single drainer stainless steel sink unit, base drawers and cupboards, wall mounted cupboards, space for cooker and American style fridge freezer, plumbing for washing machine and space for tumble dryer, plumbing available for dishwasher, cupboard housing Worcester Bosch gas fired central heating boiler. doors to front and rear, door to;

Bedroom 4/Office

High level storage cupboards, side aspect window, door to;

En-Suite Shower Room

Corner enclosed shower cubicle, low suite w.c, pedestal wash basin, stairs to connecting door to entrance hall.

Stairs to First Floor Landing

Trap to loft, built-in linen cupboard housing hot water cylinder.

Tel: 01883 712261

Bedroom One

Extensive range of fitted bedroom furniture including dressing table, range of drawers, built-in wardrobe cupboards and match bedside units, built-in storage cupboard, outlook over front garden, door to;

Large En-Suite Bathroom

Enclosed bath, pedestal wash basin, corner shower cubicle, low suite w.c, fitted wardrobe cupboards.

Bedroom Two

Double aspect room, two built-in deep eaves storage cupboards, outlook over front garden.

Bedroom Three

Outlook over front garden, built-in wardrobe cupboard with sliding mirror doors.

Family Bathroom

Enclosed bath, vanity unit, Aqualisa shower above. part tiled walls.

Separate WC

Low suite w.c,

Outside

'Pennycross' is approached by way of a brick paved

driveway providing parking for 3/4 vehicles giving access to a single garage with electric up and over garage door and rear personal door. To the front garden there is an area of lawn with adjacent borders with Spring bulbs and various shrubs and provides side access to rear garden. The overall plot is approximately 0.33 of an acre and enjoys a large paved patio and entertaining area which leads to a large timber summer house. The gardens and grounds are a particular feature , predominantly of level expanse of lawn, various shrub borders and boundary Beech hedging to the rear.

Tandridge District Council Tax Band G



Road Map



Hybrid Map



Terrain Map



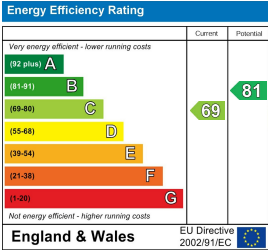
Floor Plan



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



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