



**RAYNERS**  
TOWN & COUNTRY

**MIMOSA, STATION ROAD  
WOLDINGHAM, SURREY, CR3 7DA**

# 4 MIMOSA, STATION ROAD

WOLDINGHAM, SURREY, CR3 7DA

Guide Price £425,000

A rarely available two bedroom, ground floor maisonette within a private setting in the prestigious village of Woldingham. The property provides surprisingly spacious accommodation including a large lounge/dining room with doors opening to the outside, two double bedrooms and a modern kitchen and bathroom and additional cloakroom. There is a garage en-bloc and attractive communal gardens to the front and rear. The property is offered to the market with no ongoing chain.

The property is situated in the highly sought after village of Woldingham where you will find a local village store, range of sporting and recreational facilities including tennis and cricket clubs, golf club, horse riding and many rambling walks over the North Downs.

There are a range of pubs and eateries nearby and further range of facilities in the nearby towns including Cinema, Sports Centre and Supermarkets in Oxted.

Excellent transport links are available via Woldingham train station providing services to London Mainline stations in just over half an hour and easy access to junction 6 of the M25.

Viewing is highly recommended.





### Flat 4 Mimosa



Total Area: 101.4 m<sup>2</sup> ... 1092 ft<sup>2</sup>

All measurements are approximate and for display purposes only



**Tenure: Leasehold**

**Lease Length: Approx 141 years remaining (as of Jan 2024)**

**Local Authority: Tandridge District Council**

**Service Charge: Approx £1400 per annum paid quarterly**

**This will all need to be verified through solicitors**

**Council Tax Band: E**

**EPC Rating: D**

**VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT**

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. R772

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