



RAYNERS
TOWN & COUNTRY

**CHELSHAM TERRACE, LIMPSFIELD ROAD
WARLINGHAM, SURREY, CR6 9DZ**

1 CHELSHAM TERRACE, LIMPSFIELD ROAD WARLINGHAM, SURREY, CR6 9DZ

Asking Price £375,000

Rayners are delighted to offer to the market this delightful cottage which has been updated and maintained to a good standard whilst retaining the original character and charm. The property has a cosy lounge open plan to the dining room and leading to a good size kitchen. The bathroom is located on the ground floor along with a utility room. There are two double bedrooms to the 1st floor.

To the front of the property is a newly laid drive with off street parking and to the rear the garden is largely laid to lawn with new fencing and the benefit of a garage.

The property is set close to beautiful countryside and "Chelsham Terrace " is set back off the Limpsfield Road adjacent to the Spaghetti Tree restaurant, on the border of Warlingham & Chelsham. Warlingham Village is approximately a 10 minute walk away.

For those requiring access to major transport routes the M25 Motorway network can be accessed at junction 6 which is approximately 4.8 miles away, facilitating travel to Gatwick Airport and Bluewater shopping Centre.





1 Chelsham Terrace



Total Area: 62.8 m² ... 676 ft²

All measurements are approximate and for display purposes only

Tenure: Freehold
**Local Authority: Tandridge -
District Council**
Council Tax Band: D
EPC Rating: E

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

Sales
01883 622 258
Enquiries@raynersproperties.com

Lettings
01883 622 244
Enquiries@raynersletting.com

Land & New Homes
01883 744 344
Warlingham@raynersproperties.com

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