



**RAYNERS**  
TOWN & COUNTRY

**LIMPSFIELD ROAD,  
WARLINGHAM, SURREY, CR6 9LG**

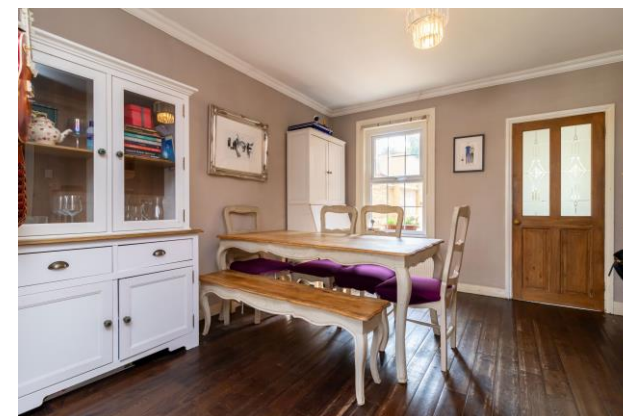


# 448 LIMPSFIELD ROAD

WARLINGHAM, SURREY, CR6 9LG

GUIDE PRICE £550,000

This mid terraced, Victorian cottage is presented in good order throughout retaining many of the original features including a feature fireplace in the lounge, coving, stripped internal doors and a stained glass front door. The deceptively spacious home provides a through lounge/diner, country style fitted kitchen with door to the garden. Two generously proportioned bedrooms can be found on the first floor along with the bathroom which is decorated to complement the period of the house complete with a rolltop bath. The loft has been converted to create a further double bedroom with fitted wardrobes and a modern ensuite shower room. The property has great kerb appeal with feature, face brickwork and a graveled frontage which could provide a parking space once the kerb is dropped (stpp). To the rear of the property is a pretty southerly facing garden with a patio area and level lawn leading to a useful outbuilding at the end of the garden currently used as a home office. Located within level walking distance of the village green with it's array of coffee shops, popular pubs and eateries and other local amenities. This really is a fabulous home which must be viewed.







448 Limsfield Road



Total Area: 110.2 m<sup>2</sup> ... 1187 ft<sup>2</sup>

All measurements are approximate and for display purposes only



#### Additional Information:

The sellers have advised that next door ( number 450) has access across the rear garden via an intercom door to access their garden – although this is historic and rarely used.

**Tenure: Freehold**

**Local Authority: Tandridge District council**

**Council Tax Band: D**

**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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