



RAYNERS
TOWN & COUNTRY

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

167 LIMPSFIELD ROAD

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GUIDE PRICE £525,000

Rayners are delighted to market this three bedroom semi-detached house conveniently located on the Limpsfield Road with local shopping facilities at Hamsey Green. The 403 bus provides a regular service to both Warlingham and Croydon as well as Sanderstead train station with a direct route to London Victoria. There are a number of popular schools locally for children of all ages including Hamsey Green infants and primary, together with Warlingham Secondary school and Sixth form college.

Accommodation comprises an enclosed porch leading to the hallway with the ground floor providing the kitchen and two reception rooms with interconnecting doors. The rear reception room has patio doors leading directly to the garden. The first floor consists of two double bedrooms both with fitted wardrobes and a third single bedroom and family bathroom. Whilst the property has been well maintained it would now benefit from some cosmetic refurbishment. In our opinion the house provides a fantastic opportunity for the incoming purchaser to create a stunning home to their own taste with the possibility of extending subject to the usual planning consents. There is also a garage as well as a paved driveway for ample off-road parking. To the rear of the property is an enclosed, level garden with mature borders. The house is offered to the market as end of chain. Viewing is highly recommended.







Tenure: Freehold

Local Authority: Tandridge District council

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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