



RAYNERS
TOWN & COUNTRY

**HOLTWOOD COTTAGES,
WARLINGHAM, SURREY.**

3 HOLTWOOD COTTAGES, LEDGERS ROAD, CHELSHAM COMMON, WARLINGHAM, SURREY. CR6 9PB

GUIDE PRICE £400,000

Although in need of total modernisation apart from a new roof, this 3-bedroom CHAIN FREE end of terrace home offers an exciting opportunity for those looking to renovate and create their ideal retreat. Situated in a sought-after semi-rural location, the property enjoys a picturesque setting with woodland, open spaces, and a natural pond nearby, perfect for countryside walks and outdoor activities.

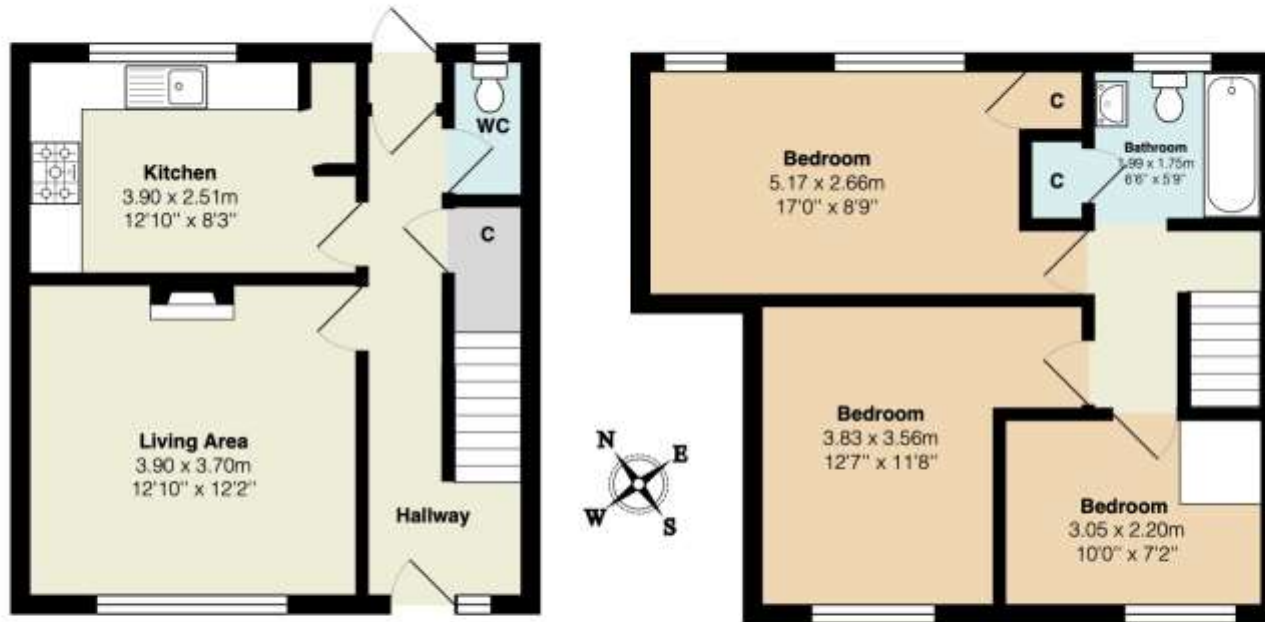
This property would be ideal for buyers seeking a project, offering the chance to transform the home while taking full advantage of its idyllic surroundings. With potential to redesign and update the interior, the home could be restored to complement the charm of its location.

A particular highlight of this property is the generous, level garden, which offers ample outdoor space for relaxation or entertaining. The garden is not overlooked, ensuring privacy and creating a peaceful retreat. Its size and layout provide excellent potential for landscaping or extending the living area, making it an even more attractive feature of this home. Don't miss the chance to craft your perfect rural escape in this peaceful and desirable area.





3 Holtwood



Total Area: 79.2 m² ... 852 ft²

All measurements are approximate and for display purposes only

Additional Information

Tenure: Freehold

Local Authority:
Tandridge District
Council

Council Tax Band: C

EPC Rating: D

Oil Fired Central
Heating – No Gas

Flying Freehold from the
third bedroom over next
door alleyway

To be verified through
solicitors

VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT

www.raynersproperties.com

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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