

## THE COURTYARD

## TYDCOMBE ROAD, WARLINGHAM, SURREY, CR6 9LU

The Wolds is located in Warlingham's most prestigious residential private road and comprises a beautifully restored Edwardian house designed by the architect Leonard Stokes and now divided into three individual luxury homes.

The Park Property Group has applied its expertise and experience in restoring outstanding period homes to transform the original Edwardian house whilst retaining the period character to form a unique and very elegant development. Each house enjoys its own private level south facing gardens, far reaching views towards Woldingham and private parking. 'THE COURTYARD' is a 4 bedroom semi-detached home rich in character and period details. Viewings by appointment.





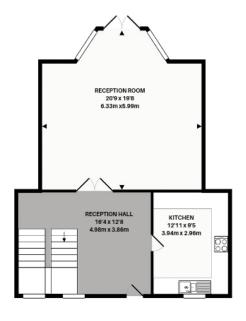




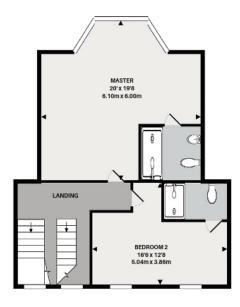


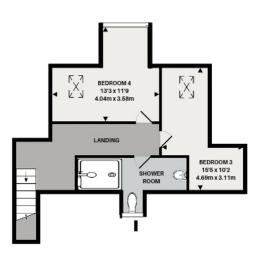






GROUND FLOOR





FIRST FLOOR SECOND FLOOR

Measurements are approximate, not to scale and for illustrative purposes only. www.essentialpropertymarketing.com Tenure: Freehold

Local Authority
Tandridge District Council

Mains Services Water, Electric, Gas

Council Tax Band TBC

EPC Rating TBC

Full Specification Document Available on Request

Total Floor area:

1744 SQ.FT 162 SQ.M

## 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