



460 Limpsfield Road, Warlingham - CR6 9LG

Guide Price **£525,000**





460 Limpsfield Road

Warlingham, Warlingham

Park & Bailey are delighted to offer to market this Two/Three bedroom Terrace cottage with plenty of character. The property has a large rear garden,...

Council Tax band: C

Tenure: Freehold

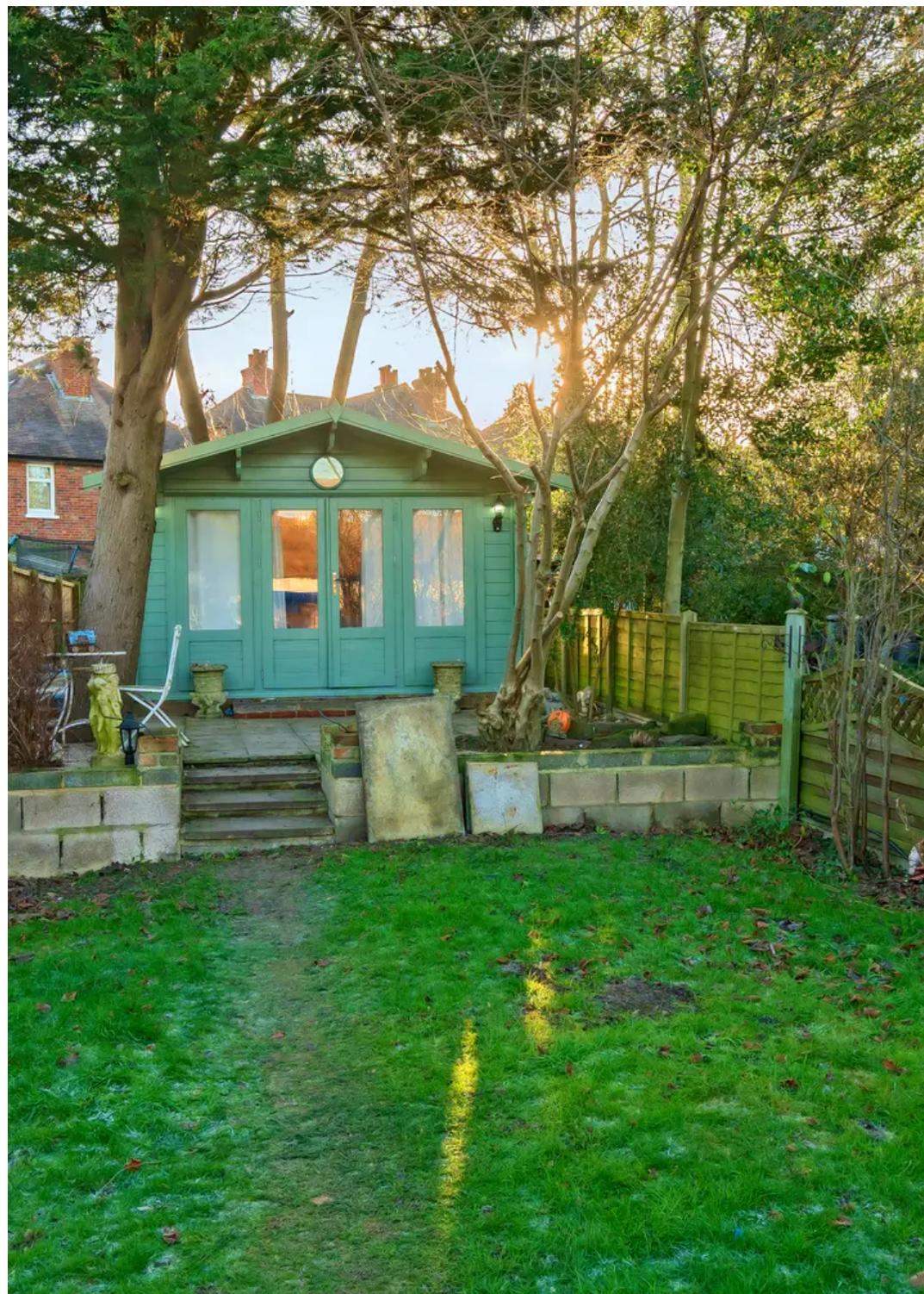
EPC Energy Efficiency Rating: D



Park & Bailey are delighted to offer to market this Two/Three bedroom Terrace cottage with plenty of character. The property has a large rear garden, two reception rooms and two shower rooms. It is also on the door step of Warlingham's Village Green. This property is offered to market with NO CHAIN

The Property comprises of: ENTRANCE PORCH: Window to front aspect, storage, front door to: LOUNGE: Secondary double glazed window to front aspect, Radiator, fire place which has been lined for wood burner, under stair cupboard, sliding door to: DINING ROOM: Radiator, space for dining room table, open to: KITCHEN: Comprising a range of eye and base level units, space and plumbing for dish washer, washing machine, space for cooker, inset sink and drainer. Boiler fixed to wall, double glazed window over looking rear garden. patio door to garden, door to: OFFICE: Double glazed window over looking rear garden, store cupboard, radiator, door to: SHOWER ROOM: Fitted shower cubicle, low level w/c, wash hand basin, extractor fan, store cupboard, radiator. Stairs to first floor, doors to: DRESSING ROOM/THIRD BEDROOM: Fitted wardrobes and units, double glazed window to front aspect, entrance to: MASTER BEDROOM: Double glazed window to front aspect BEDROOM TWO: Double glazed window to rear aspect. REFITTED SHOWER ROOM: Comprising a newly fitted shower suite, tiled walls, wash hand basin, low level w/c, double glazed window to rear aspect. Loft hatch which is insulated, has power with a pull down ladder.

OUTSIDE:TO FRONT: Drive way to front with parking for 3 cars TO REAR: Approx 180ft garden, mainly laid to lawn with large area of patio. The south facing garden is fenced on all sides and is full enclosed. Outside water tap and power



Limpsfield Road, Warlingham, CR6

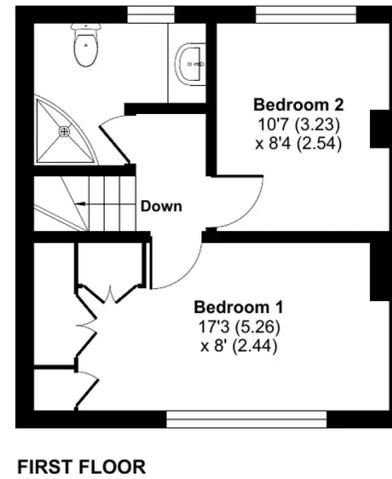
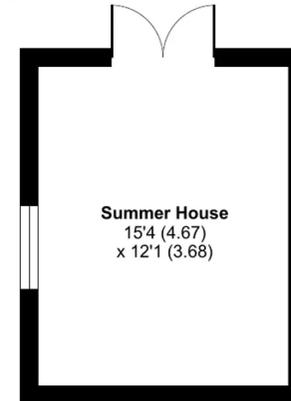
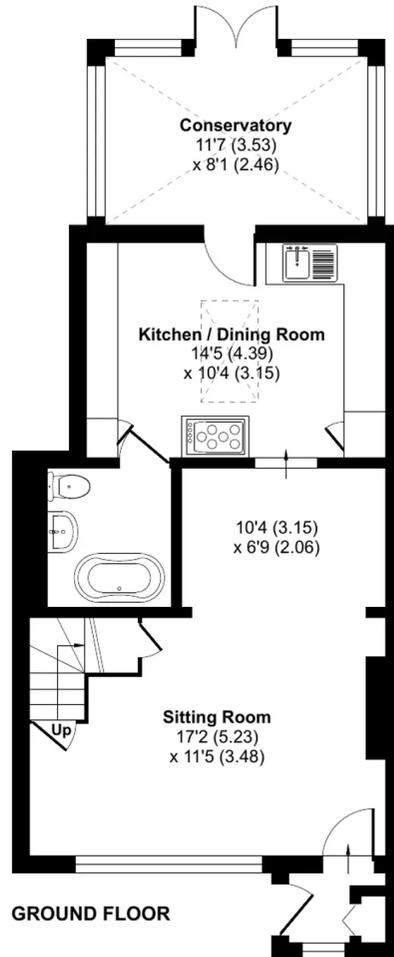
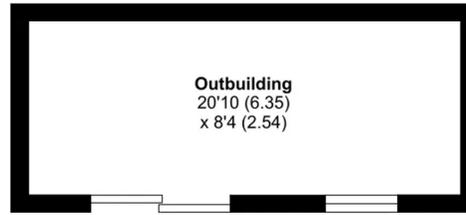
Approximate Area = 926 sq ft / 86 sq m

Outbuilding = 173 sq ft / 16 sq m

Summer House = 185 sq ft / 17.1 sq m

Total = 1284 sq ft / 119.1 sq m

For identification only - Not to scale





Park & Bailey Warlingham

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