



17 Beulah Walk, Woldingham - CR3 7LN

Guide Price £895,000

FINE & COUNTRY



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Woldingham, Surrey CR3 7LN

Spacious and versatile, chalet bungalow of over 2,800 sq/ft with two large garages standing within a plot of 0.2 of an acre in a much sought after quiet location within walking distance of Woldingham Village and Railway Station.

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

Freehold

- Quiet Village Location
- Versatile Accommodation
- First Floor Suite with Ensuite & Walk In Wardrobe
- Orangery
- Large Kitchen/Breakfast Room
- Detached Double Garage With Loft Storage
- Further Garage and Gym
- Man Cave





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We are pleased to offer an opportunity to purchase this deceptively spacious detached home providing excellent light filled family sized accommodation, ideal for entertaining. This is a real lifestyle home which could appeal to an extended family, small business owner or car enthusiast requiring garaging and storage.

The living accommodation arranged at the back of the property connects seamlessly with the gardens and comprises a double aspect 32 foot Lounge/ Diner which opens out onto an orangery. The kitchen/breakfast room is well fitted with a comprehensive range of oak fronted units and integrated appliances: Range Master range style cooker, larder fridge and separate freezer, dishwasher. Granite work surfaces incorporate a granite breakfast bar area and a natural stone floor.

The bedroom accommodation can provide for four double rooms, all independently accessed. Two of the bedrooms are fitted with sink/vanity units and three of the bedrooms are served by a family bathroom which also has a full bath and separate shower enclosure.





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On the first floor there is an impressive Double aspect Master suite which has been remodelled in recent years to include an en-suite shower room plus a separate wardrobe/dressing room. From a Juliet balcony you overlook the rear garden. Features and benefits include full gas central heating, double glazing, wood burning stove, bi folding doors, mains drainage, high speed broadband, Sky dish and facility.

GARAGING

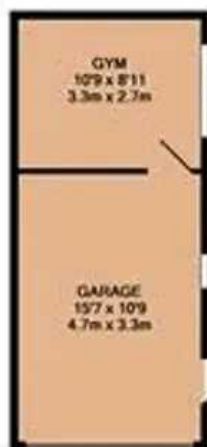
Of particular interest to the car enthusiast/hobbyist the house has two excellent secure garages to either side with rooms to the rear and additional loft storage to one.

GARDENS

Standing on a wider than average plot of approximately 0.2 of an acre with carriage driveway and further parking to both sides this house may appeal to a small business owner who works from home and requires storage facilities. To the left, the long driveway leads to a tandem garage with a door to the rear section of the garage, currently used as a gym. A further driveway to the right of the property leads to another wider than average single garage with storage space above approached via a loft ladder. The rear garden is mainly laid to lawn with inset flower beds and shrub borders. There is a raised decked patio area (over the base for a plumbed sunken hot tub). Patio area approached via the conservatory and kitchen giving gated access to each side to the front garden. There is also a fully fitted outdoor bar/entertaining room, with bar, wood burning stove and wiring for Sky TV.







GROUND FLOOR
APPROX. FLOOR
AREA 228 SQ FT
(21.1 SQ M)



1ST FLOOR
APPROX. FLOOR
AREA 378 SQ FT
(35.1 SQ M)

TOTAL APPROX. FLOOR AREA 2656 SQ FT (245.6 SQ M)

Measurements shown have been made to ensure the accuracy of the floor plan contained here. Measurements of doors, windows, rooms and any other items are approximate and are not intended to be used for any legal, insurance, or real-estate purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here are not intended to be guaranteed in any way. Measurements are for information only and are not intended to be used for any legal, insurance, or real-estate purposes. Measurements are for information only and are not intended to be used for any legal, insurance, or real-estate purposes.

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