



Garden Flat, 6b The Crescent, Woldingham - CR3 7BD

FINE & COUNTRY



Garden Flat, 6b The Crescent

Woldingham CR3 7BD

End of chain. A delightful, 2 double bedroom, ground and first floor maisonette, offering some 958 square feet of accommodation, situated within the heart of Woldingham Village, being within easy reach of local shops and mainline station serving London within 30 minutes.

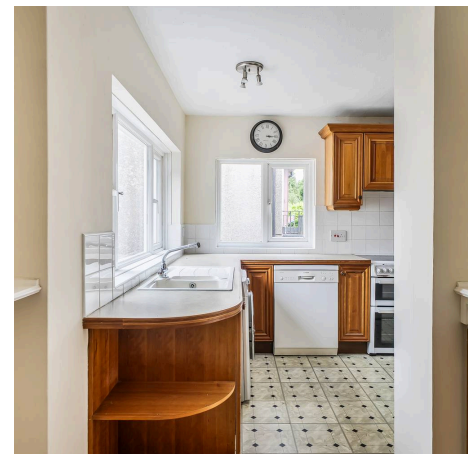
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Central Village Location
- Two Double Bedroom Maisonette
- Large Private East Facing Garden
- Garage
- Ground & First Floors
- Long Lease





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Situated within the sought-after village of Woldingham, this two double bedroom, first floor maisonette represents an exceptional opportunity to acquire a spacious and well-proportioned apartment in a highly convenient village setting. Offering over 950 square feet of living accommodation, the maisonette also comes with its own detached garage and private level, east facing garden. Approached via a private gate, the front door leads to a handy entrance hall with a large walk in cupboard, ideal for storage and garden equipment. Stairs rising to the first floor, leading to the very spacious sitting room with feature fireplace and westerly views. An open archway leads to a separate kitchen/dining room, being a bright and sun filled room via it's triple aspect, with a good range of kitchen units. There are two double bedrooms, one fitted with a range of wardrobes and a bathroom with shower. Recently fitted gas central heating boiler and double glazed windows. Outside, the property comes with a delightful garden complete with patio area, large level lawn and rear terrace for catching the evening sun. There is also a detached garage with door access from the rear garden. The front of the garage is approached via a slip road to the rear.





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Location

Woldingham is widely regarded as one of Surrey's most prestigious villages, surrounded by rolling countryside and protected green belt land. The village offers a charming community atmosphere together with excellent local amenities, including a convenience store, and post office. For commuters, Woldingham railway station is within easy reach and provides direct services to London Bridge and London Victoria, making the property particularly appealing for those seeking a balance between country living and city accessibility. The area is also renowned for its excellent schools, both state and independent, together with a wealth of walking, cycling and equestrian pursuits.





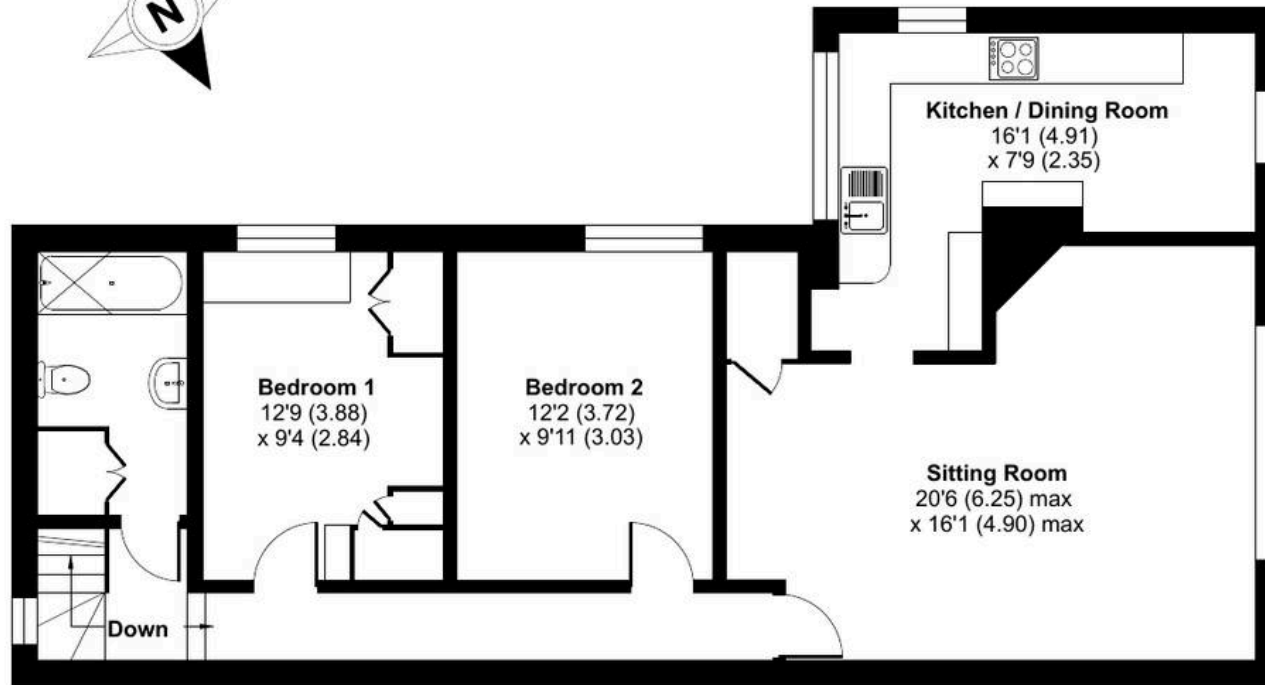
The Crescent, Woldingham, CR3

Approximate Area = 958 sq ft / 89 sq m

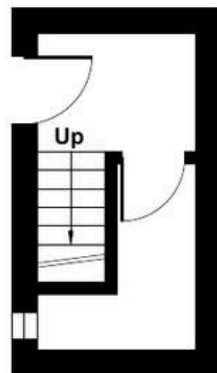
Garage = 125 sq ft / 11.6 sq m

Total = 1083 sq ft / 100.6 sq m

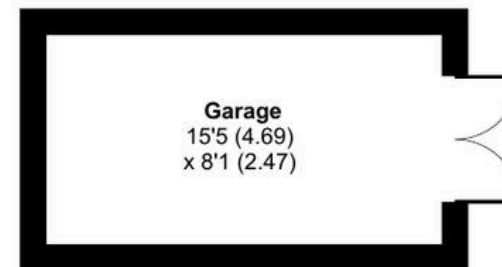
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR





Fine & Country

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