



**385 Limpsfield Road, Warlingham - CR6 9HA**

Guide Price **£450,000**







## 385 Limpsfield Road

Warlingham, Warlingham

Introducing this charming, 3-bedroom cottage with two reception rooms and a kitchen/breakfast room, situated in the centre of the Village overlooking the Village Green with an extensive range of facilities on your doorstep. Viewing is highly recommended to fully appreciate this lovely family home.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Lounge, Dining Room, Kitchen/Breakfast Room, Three bedrooms, New bathroom, Front and rear garden, Village location.





Introducing this charming, 3-bedroom cottage that exudes character and warmth, situated right in the centre of the village overlooking the Village Green with an extensive range of facilities on your doorstep.

Stepping through the front door, the hallway has access to both reception rooms and the first floor.

The ground floor boasts an elegant living area with an open fireplace and exposed wood floor a double glazed window overlooks the Village Green. Adjacent to the living room is a separate dining room. Located off the Dining Room is the kitchen/breakfast room with access to the rear garden.

On the first floor is a large double bedroom with views over the Village Green. There is a second double and a further single bedroom as well as a refitted family bathroom.

Outside, the property has a lovely enclosed rear garden offering a peaceful environment in which to unwind. Located at the front of the property is a small front garden with a path leading to the front door and rear garden.

An extraordinary opportunity presents itself to acquire this lovely character cottage that perfectly balances modern conveniences with the character and charm of a Victorian cottage. Positioned in a highly desirable neighbourhood, with access to excellent schools, local amenities, and bus stop on your doorstep.

The property has unrestricted parking on an adjacent road and restricted parking out the front. (unrestricted in evenings/early morning and Sundays)

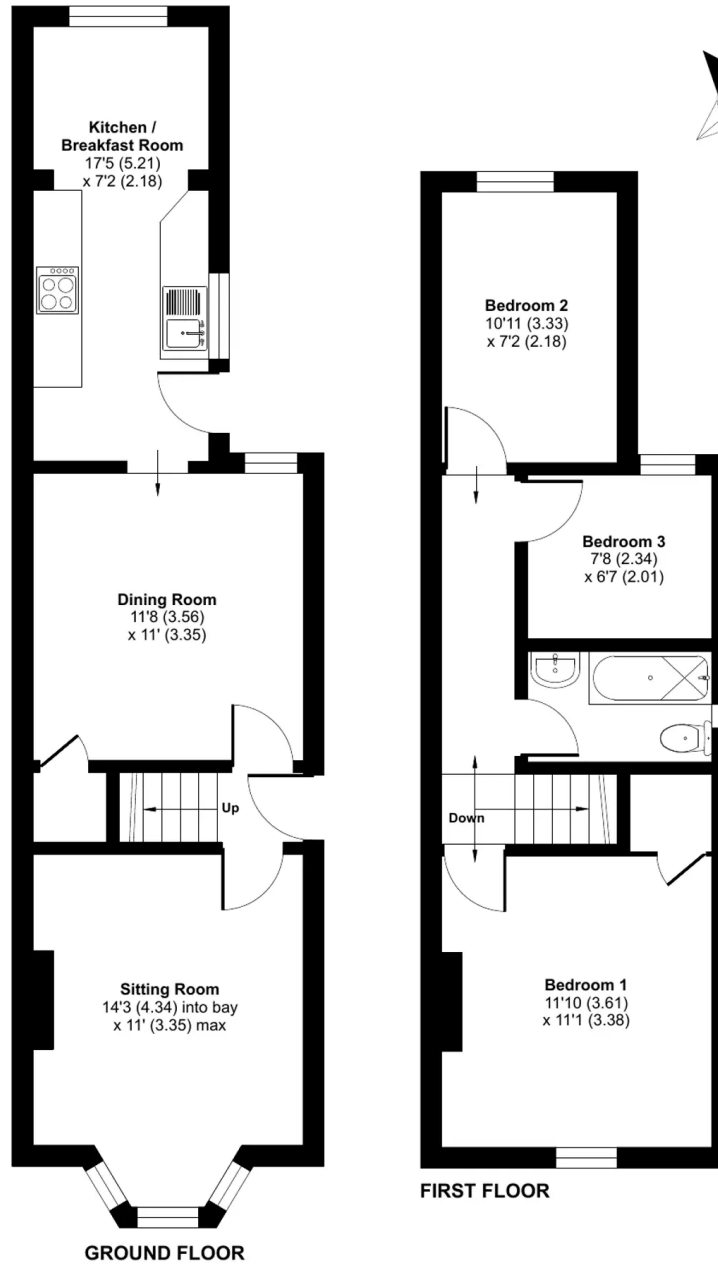
Positioned in a highly desirable neighbourhood, right in the centre of the Village and overlooking the Village Green with access to excellent schools, local amenities and a bus stop on your doorstep this property really is in a very convenient location.



# Limpsfield Road, Warlingham, CR6

Approximate Area = 825 sq ft / 76.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nlcheom 2023. Produced for Park & Bailey. REF: 1062514





## Park & Bailey Warlingham

Park & Bailey, 426 Limpsfield Road - CR6 9LA

01883 626326 • warlingham@parkandbailey.co.uk • [www.parkandbailey.co.uk/](http://www.parkandbailey.co.uk/)