

Payne & Co.



1 Wolfs Row

Limpsfield Oxted RH8 0EB

Freehold

£310,000



1 Wolfs Row

Limpsfield Oxted RH8 0EB

£310,000



Situation

An attractive and charming cottage within a short walk of Limpsfield High Street with its local shops and public house. Oxted town centre offers a wide range of shopping facilities together with leisure pool complex, cinema, library and railway station with service to East Croydon and London. Sporting and recreational facilities are generally available within the district. For the M25 commuter, access at Godstone Junction 6 gives road connections to other motorway networks, Dartford Tunnel, Heathrow Airport and via the M23 Gatwick Airport.

Location/Directions

From our office proceed down Station Road West to the roundabout and turn left into East Hill Road. At the junction with the A25 turn left and at the traffic lights (Morrisons supermarket entrance on the left) proceed straight across in the direction of Limpsfield. Continue on the A25 until reaching the traffic lights at Limpsfield and turn right into Wolfs Row and the property will be found almost immediately on the left.

To Be Sold

An attractive two bedroom end of terrace cottage located in a conservation area on the outskirts of Limpsfield Village and is available with the benefit of no onward chain. The accommodation arranged on two floors comprises:

Front Door

Leading to;

Sitting Room

Front and side aspect windows, open fireplace, radiator, door to;

Kitchen

Rear aspect door, rear and side aspect windows, radiator, range of eye and base level units, work surfaces, inset four ring gas hob with oven below and extractor over, inset single bowl sink with drainer and mixer tap, cupboard, spaces for below counter appliances of washing machine and fridge, space for small table and chairs, stairs to first floor.

First Floor Landing

Loft hatch, doors to;

Bedroom

Front and side aspect windows, radiator, cupboard (with wall mounted Worcester boiler).

Bedroom

Side and rear aspect windows, radiator, integral storage.

Bathroom

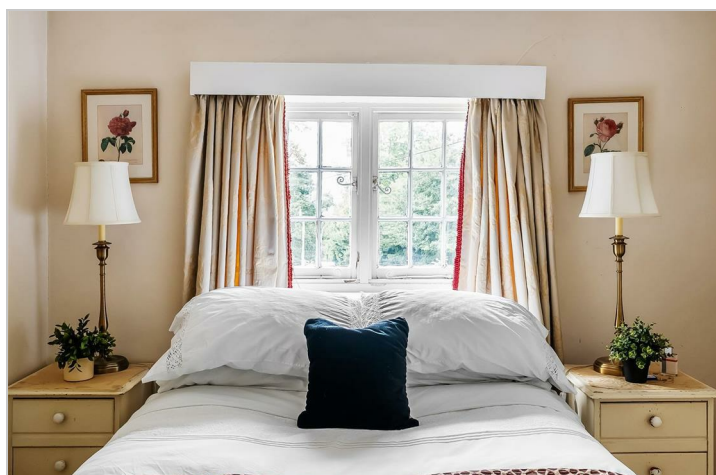
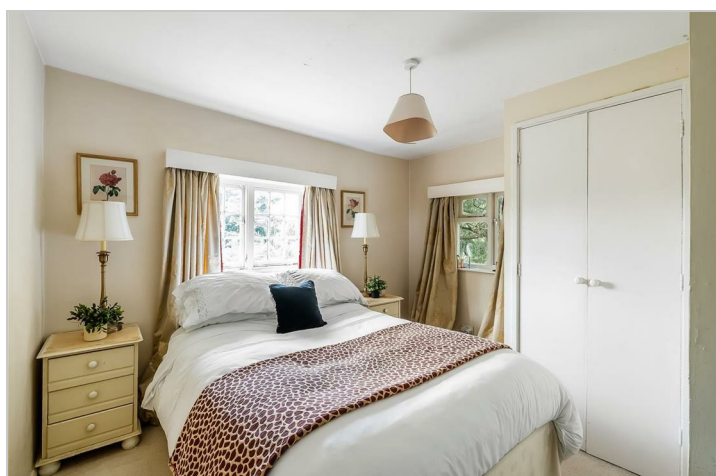
Side aspect window, three piece white sanitary suite (comprising close couple w.c, bath with mixer tap with shower over, wash hand basin), heated towel rail, part tiled walls.

Tel: 01883 712261

Garden

There is a small private garden to the front of the property and a (shared) side access to the the rear garden (please note this area of garden is separate from the cottage)

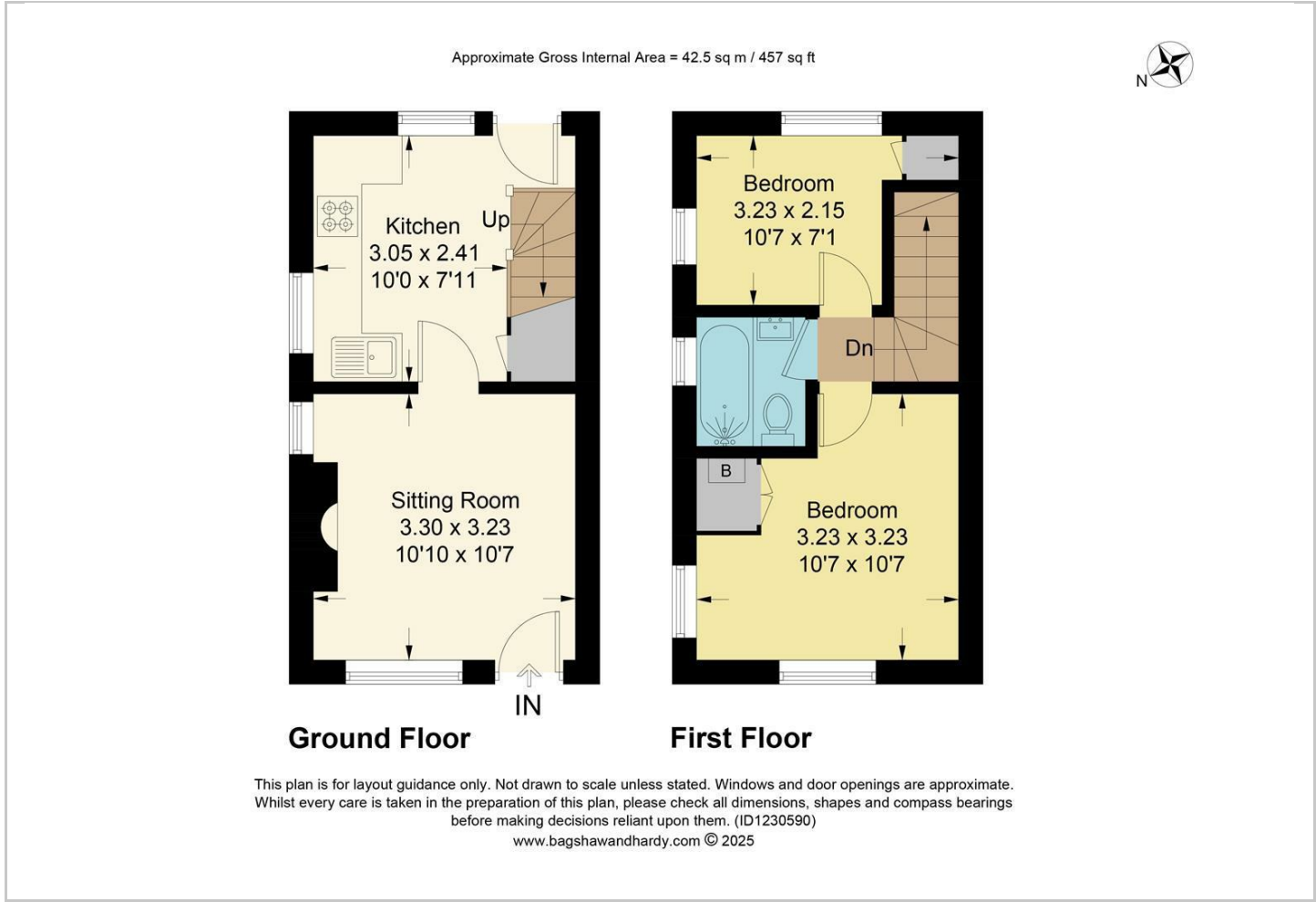
Tandridge District Council Tax Band C



Road Map



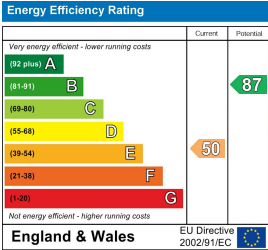
Floor Plan



Viewing

Please contact our Payne & Co. Office on 01883 712261 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.