



Slines Oak Road, Woldingham, CR3 7EB

Offers in excess of £475,000

Mc. MONOCHROME | HOMES

PROPERTY SUMMARY

OVERVIEW

Monochrome Homes presents this three-bedroom cottage, perfect for buyers looking for a home that they can make their own.

ACCOMODATION

A rarely available three bedroom mid terraced family home set within a private setting in the prestigious village of Woldingham. The property provides surprisingly spacious accommodation including a large lounge, kitchen diner and bathroom on the ground floor. There is a generously sized rear garden and also gardens to the front of the property. The property is offered to the market with no ongoing chain. The property provides a greta opportunity for those looking for a project or those who wish to put their own stamp on a property.

LOCATION

Woldingham Village is a highly desirable location, offering a country setting, away from the busy city life, yet easy to commute. The area is well known for many popular schools, some of which include Woodlea Junior School and highly rated Woldingham Girls School. Within the area there is easy access to the surrounding Green Belt countryside with its network of footpaths and bridleways.

Woldingham Station offers a regular service direct to London Victoria (approximately 35 minutes) and, changing at East Croydon, to other London stations including London Bridge, Blackfriars, City Thameslink, Farringdon and St Pancras International and via Clapham Junction to other locations. The M25 is about 4½ miles, which provides access to many other locations including Gatwick and Brighton.

DISCLAIMER

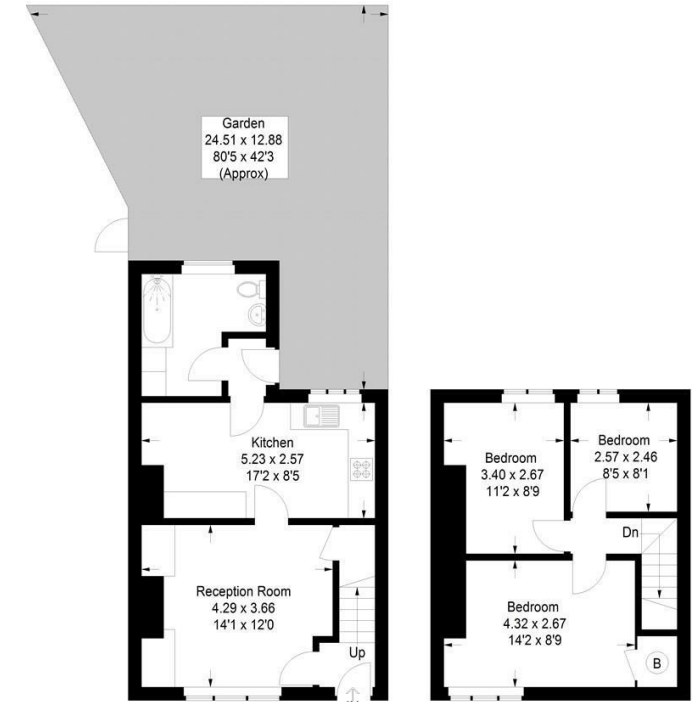
"These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested."



Welcome Cottages, CR3

Approximate Gross Internal Area
75.7 sq m / 815 sq ft



Ground Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1119853)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		

84

60

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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