



Rose Croft Cottage Chelsham Common, Warlingham - CR6 9PB

Guide Price £450,000





Rose Croft Cottage Chelsham Common

Warlingham, Warlingham

This charming two-bedroom Victorian semi, offered for the first time since its construction, presents a unique opportunity for buyers seeking a tranquil retreat in a rural setting. In need of updating the property offers potential for the new owners to put their own stamp on this property. NO CHAIN

Council Tax band: D

Tenure: Freehold

- Lounge with wood burner
- Kitchen/Breakfast Room
- Downstairs Bathroom
- Two Bedrooms
- First Floor Shower Room
- Off Street Parking
- Garage
- End of Chain



Description: A charming two bedroom semi detached property offered to the market for the first time since new. The property does now require some updating but offers a fantastic opportunity to put your own stamp on the property.

Key Features:

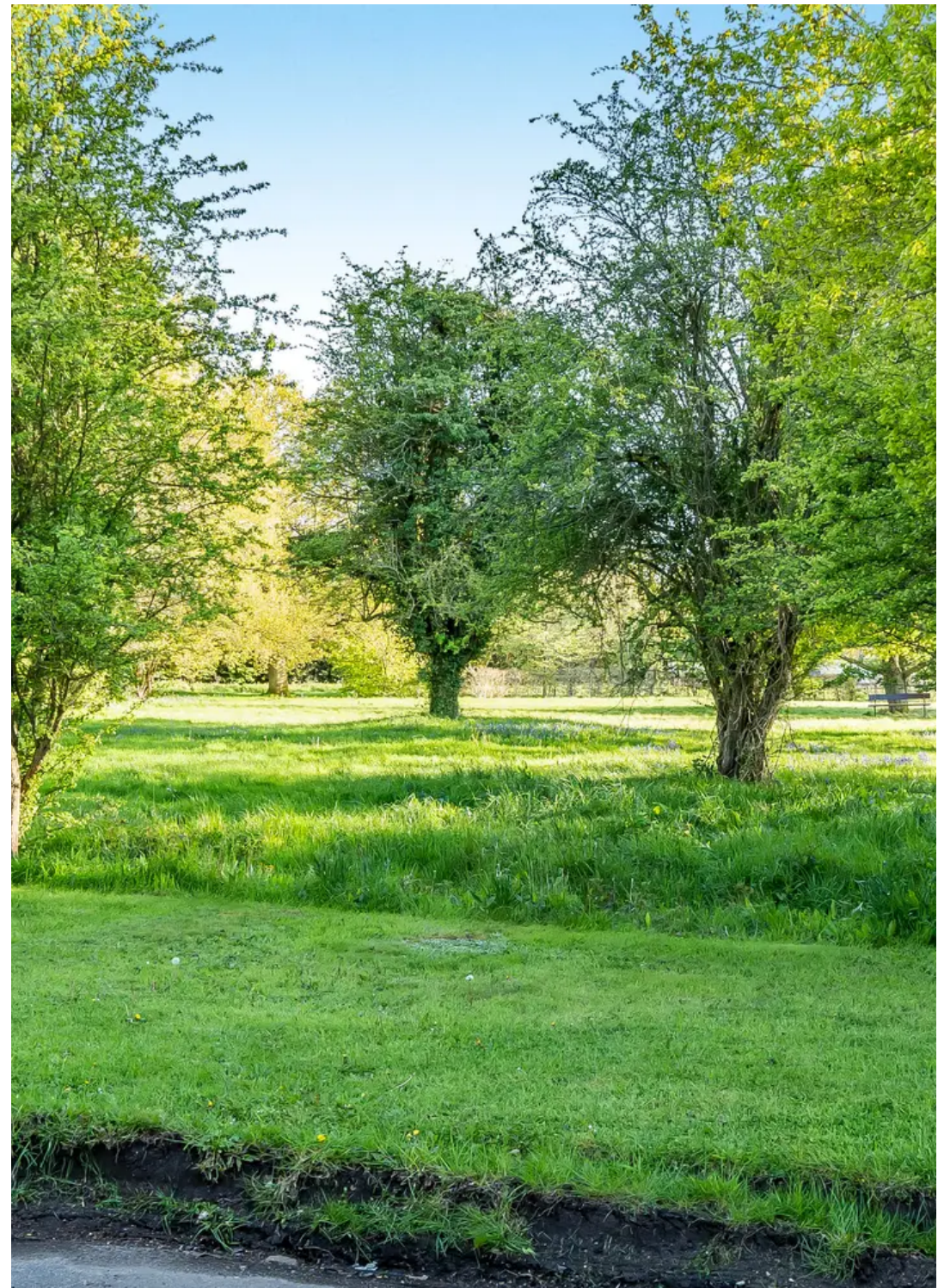
- Double glazed door to porch leading to Entrance Hall.
- Spacious Lounge with double glazed leaded light window to the front, featuring a fireplace with stone surround and log burner.
- Kitchen/Breakfast Room complete with a Rayburn Aga and an understairs larder.
- Inviting Conservatory with double glazed doors opening onto the garden.
- Convenient Downstairs Bathroom offering a bath and hand wash basin, with a separate wc.
- First-floor landing with loft access.
- Bedroom 1 features a double glazed window to the front with picturesque views and a fireplace.
- Bedroom 2 offers a double glazed window to the rear, a wardrobe, fireplace, and airing cupboard.
- Shower Room equipped with a corner shower, low-level wc, and wash basin with cupboards below.

Exterior:

Pretty front garden adorned with shrub and flower borders to the front of the property with a driveway to the side providing off-street parking, leading to a garage with an up-and-over door. Gate and path leading to the pretty and well established rear garden boasting a patio area, flower and shrub beds, a pond, greenhouse, enclosed fencing, fruit bushes, and a garden shed.

Additional Information:

This property offers an idyllic retreat in a sought-after semi rural location, with an area of woodland and open spaces and natural pond directly opposite the property providing a lovely open space for countryside walks. Viewing is highly recommended to appreciate all that this delightful home has to offer.





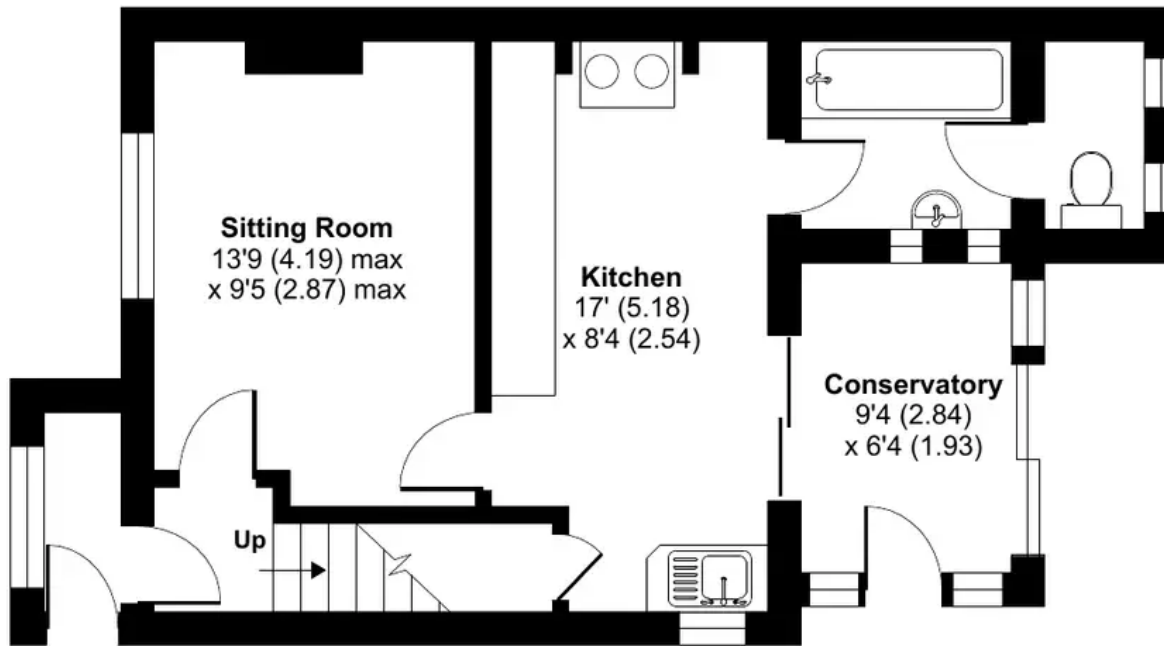
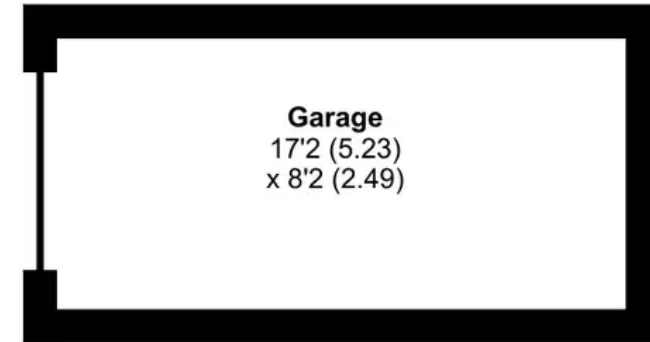
helsham Common, Warlingham, CR6

Approximate Area = 792 sq ft / 73.6 sq m

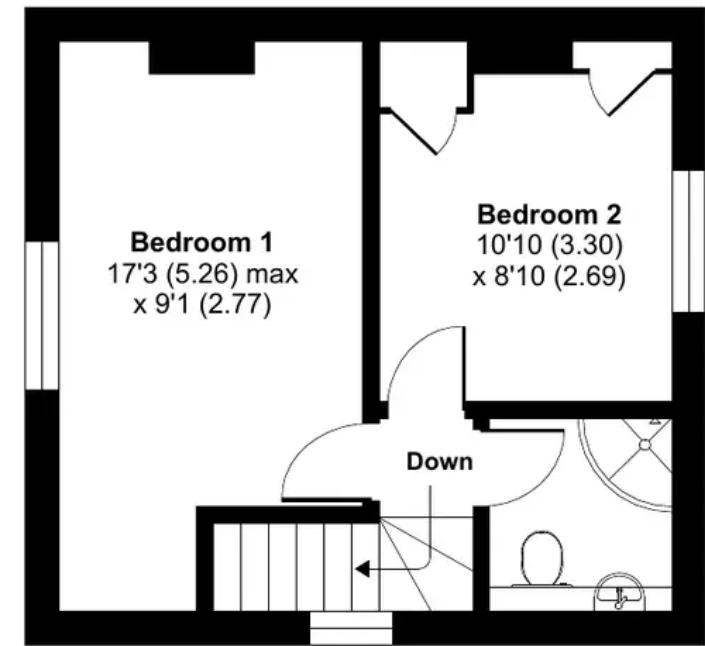
Outbuilding = 141 sq ft / 13.1 sq m

Total = 933 sq ft / 86.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024.
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