



Beulah House Park Ley Road, Woldingham - CR3 7LD

Guide Price £750,000

FINE & COUNTRY





## Beulah House Park Ley Road

Woldingham, Surrey CR3 7LD

A pretty, 3 bedroom, 2 bathroom detached, double fronted cottage, situated within the highly sought after area of Woldingham, being within a few minutes walk of main line station serving London within 30 minutes.

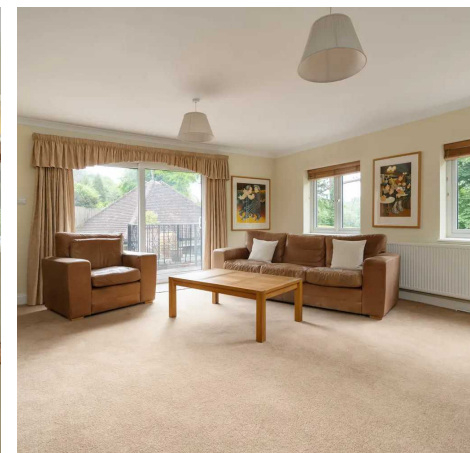
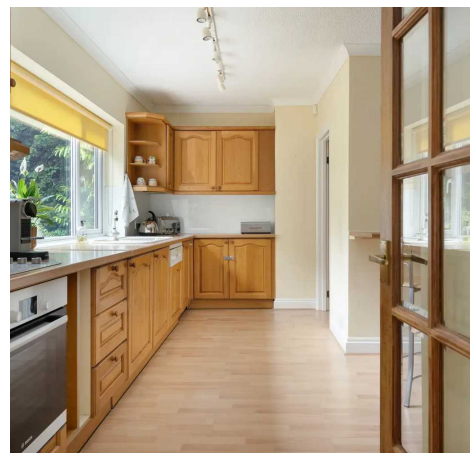
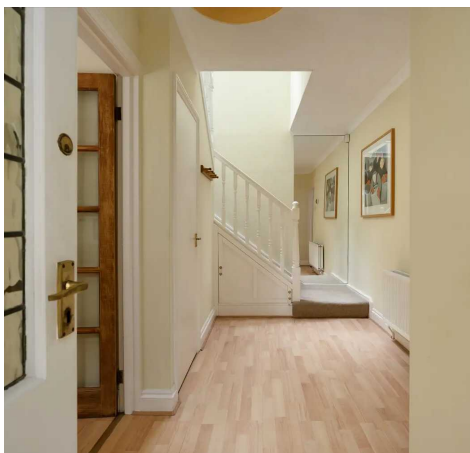
Council Tax band: G

Tenure: Freehold

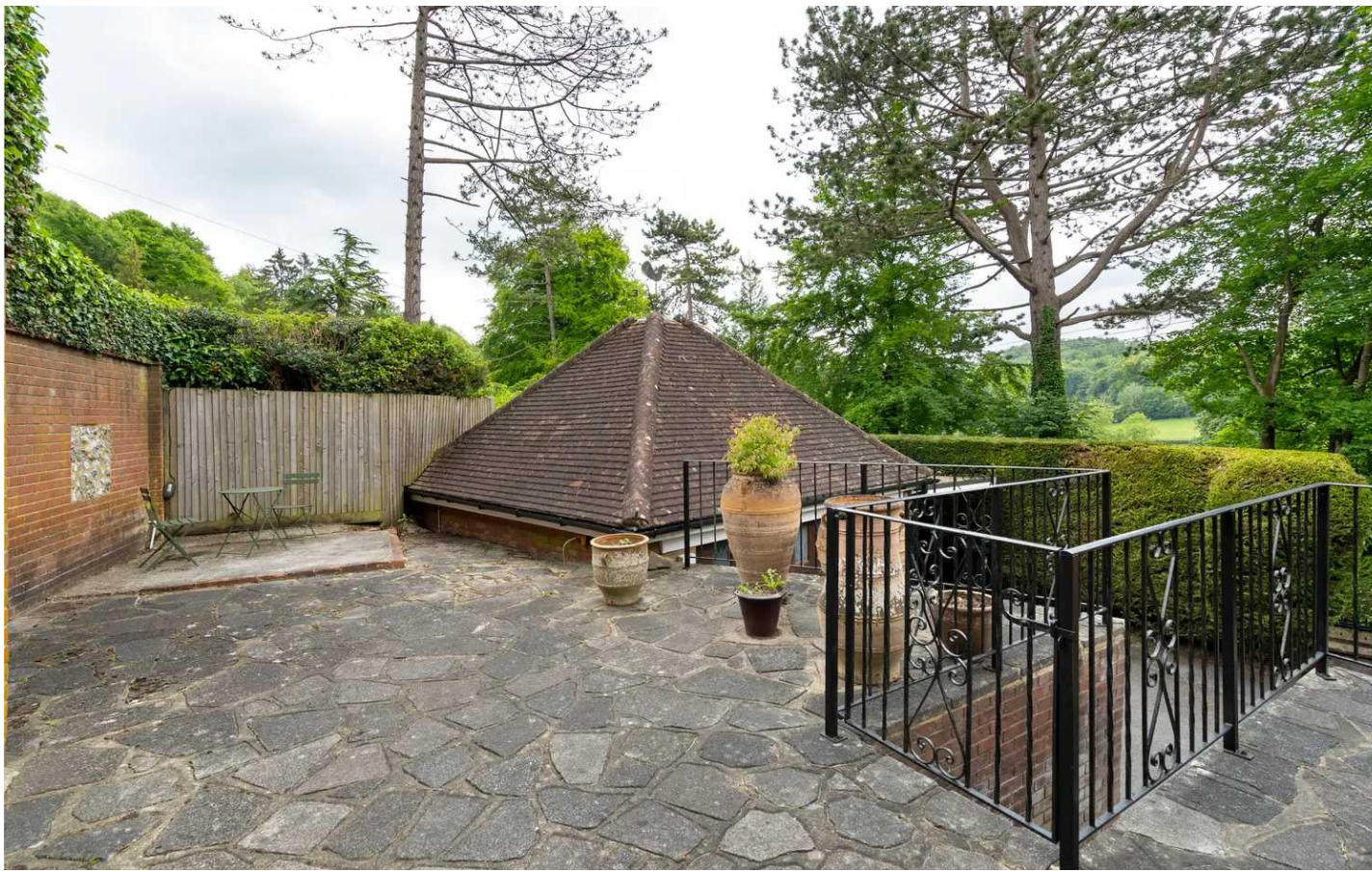
EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: G

- Detached Cottage
- Walking Distance from Station
- Wider Than Average Plot
- Double Garage & Car Port
- Fitted Kitchen/Breakfast Room
- Fireplace with Log Burner
- Utility Room
- South/West Facing Garden







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Approached via electric sliding wrought iron gates, this pretty, 3 bedroom, 2 bathroom detached, double fronted cottage is available for sale with no onward chain. Ample off road secure parking leads to a detached double garage block with adjacent car port and a pretty front garden laid to lawn with mature shrubs, all offering peace and seclusion. Commanding views from the south/west facing raised terrace, which is accessed from the large lounge and dining room via sliding patio doors. This is a double aspect room with a fireplace and wood burning stove. Double doors lead to the dining room with access to the spacious entrance hall with guests cloakroom. There is also a useful porch. The fully fitted kitchen/breakfast room is fitted with a full range of pine units incorporating integrated appliances to include Neff dishwasher, Bosch ceramic hob with oven under, and extractor above, as well as a breakfast bar area. From here there is a door to a utility room housing a 'Perrymatics oil fired central heating boiler as well as space and plumbing for washing machine and tumble dryer plus a door to a side courtyard area.



Rising to the first floor, the landing is lit via a roof light window with doors to each of the bedrooms and bathroom. The principal suite is a good sized room with a range of wall to wall fitted wardrobe cupboards and a central door leading to the large ensuite shower room with wc and large rain shower cubicle.





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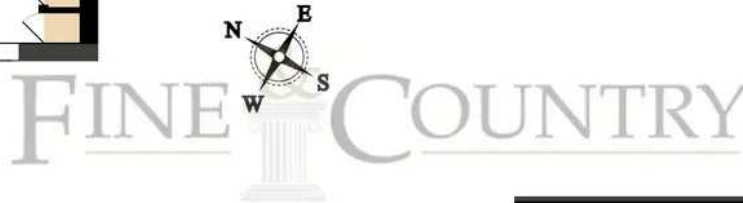
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Bedroom 2 overlooks the front garden and bedroom 3 is a single room to the rear. These two rooms share the family bathroom fitted with a panelled bath with shower over, wc and wash hand basin. Other features to note include double glazing throughout, mains drainage, oil fired central heating, quiet, tucked away position but within a ten minute walk of station.

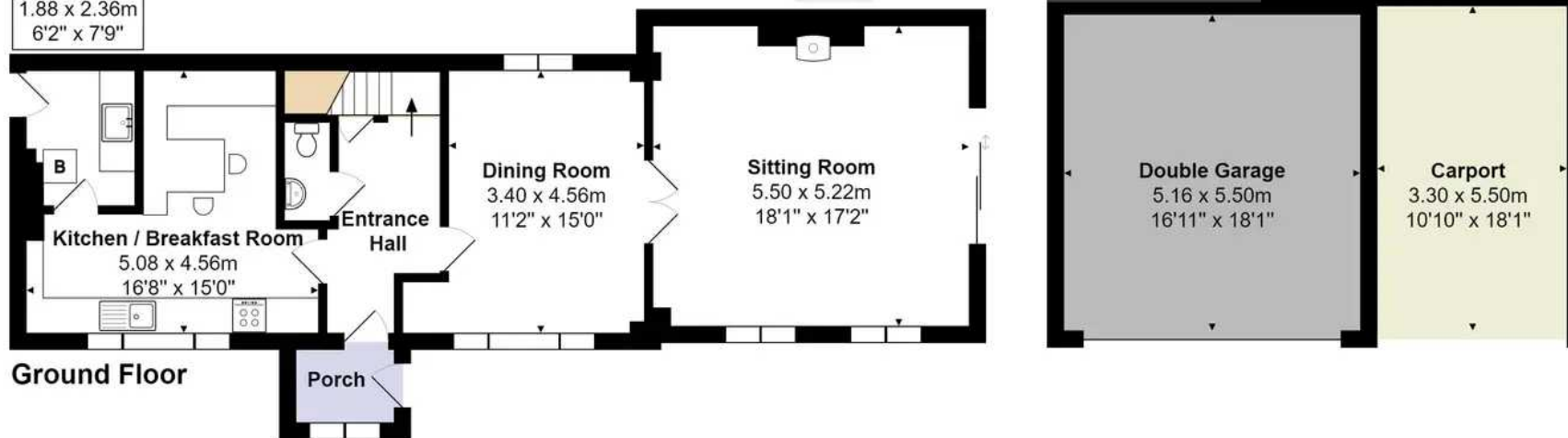
The village of Woldingham continues to be extremely popular offering a tranquil country setting away from the bustle of the City yet within easy commuting distance. Noted for the popular Woodlea Primary School and highly rated Woldingham Girls School, the village has an active community at its heart. The Village Hall hosts many social activities and the parish council are actively involved with the daily life of this North Down idyll. The village centre offers a convenience store and post office serving most daily needs, together with a saddlers and repairs and servicing garage. Local amenities include golf at Northdowns and The Woldingham golf clubs, tennis, cricket, cycle trails, amateur dramatics and other societies/groups, together with horse riding facilities. There is easy access to surrounding Green Belt countryside with a network of footpaths and bridleways. Woldingham Station offers a frequent service direct to London Victoria and London Bridge (approximately 35 minutes) and Blackfriars, City Thameslink, Farringdon and King's Cross St. Pancras International.



### First Floor



Utility Room  
1.88 x 2.36m  
6'2" x 7'9"



### Ground Floor

## Beulah House, Park Ley Road, Woldingham

Total Area: 142.6 sq m ... 1535 sq ft  
(excluding double garage, carport, eaves storage)

All measurements are approximate and for display purposes only.







## Fine & Country

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