Description
Backing horse paddock with open southerly views across Halliloo Valley towards Woldingham - A beautifully presented 3 bedroom 2 reception room semi detached house with GARAGE/WORKSHOP, own drive, conservatory, impressive 20'8 kitchen/dining room, utility and cloakroom. No Onward Chain.

Accommodation
Recessed Entrance Porch: Entrance Hall: 14'3x11'4 Lounge with open fireplace: 20'8 Kitchen/Dining Room with downlighting, dishwasher, freezer, extractor hood, fridge and Rangemaster cooker: Family Room: Utility Room: Cloakroom: Double Glazed Conservatory with double doors opening out onto the patio and garden: 3 Spacious Bedrooms - smallest measuring 10'6x7'8: Bathroom with Aqualisa shower over bath and screen: Fitted Wardrobes: Gas Central Heating: Double Glazing: Laminate Flooring: 82' Southerly Garden to the side with patio area and side access: 17'7x13'4 Garage/Workshop: Own Gravelled Driveway with ample hardstanding.

Location
Larch Close is a cul de sac located off Lime Grove, a turning off Blanchman’s Road off Limpsfield Road to the south of Warlingham Village Green which offers a comprehensive range of shops, cafes, restaurants, Post Office, Co-op and is within reach of Sainsburys, open countryside, churches, tennis, golf and cricket clubs. The 403 bus service is just along the road giving access to Sanderstead and Croydon.
The Agents has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.

TOTAL APPROX. FLOOR AREA 1193 SQ.FT. (110.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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