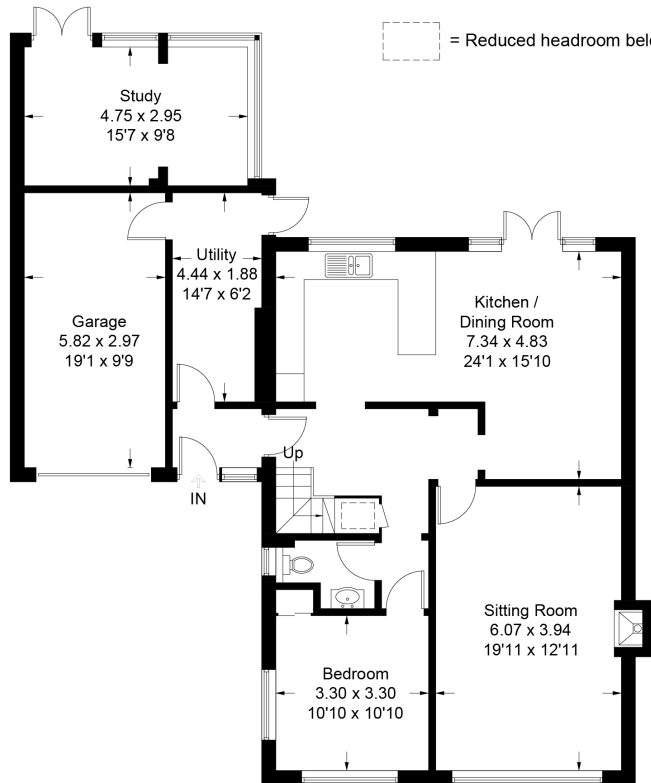




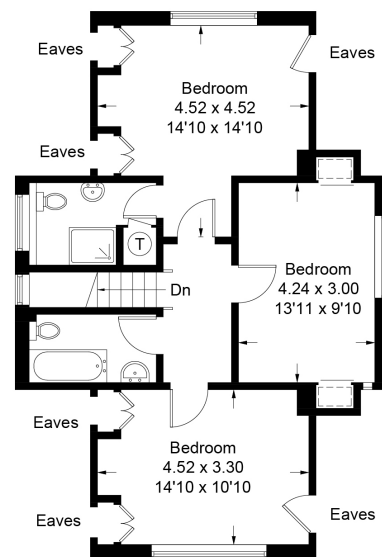
SOLD After taking over from another Estate Agent



Approximate Gross Internal Area = 175.8 sq m / 1892 sq ft
(Including Garage / Excluding Eaves)
Study = 14.2 sq m / 153 sq ft
Total = 190 sq m / 2045 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 decisions reliant upon them. (ID368315)
www.bagshawandhardy.com © 2017

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



2045 sq ft | Four Bedroom Detached House Fantastic Plot Size | Off Street Parking for Multiple Vehicles | Large Kitchen/Diner | Home Office | En-Suite & Family Bathroom | 1.7 Miles to Upper Warlingham Station | Walking Distance to Town Centre

Other Information:

Parking Arrangements: Off Road Parking & Garage
Vendors position: Buying On
Council Tax Band: G
Tenure: Freehold
Age of Boiler: 14 Years
Age of Windows Installed: Ranging from 6 - 9 Years
Loft: Eaves Storage
Garden Direction: North West
Stamp Duty 1st Home: £25,000
Stamp Duty 2nd Home: £46,000

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.