



**Ravens Dene, Slines Oak Road, Woldingham, CR3
7HL**

Asking Price: £1,150,000

Freehold

Ravens Dene, Slines Oak Road, Woldingham, Surrey, CR3 7HL

Simply must be seen, this beautifully presented modern family home located in the ever-popular location of Woldingham on Southfields Road. Coming with ample space and magnificent views of the countryside.

Ground floor

Upon entry you are greeted with a charming open reception room which has a cloakroom and W.C. and leads through to the dual aspect open planned living/dining room offering plenty of light and space; then flowing through to the utility room and fitted kitchen.

First floor

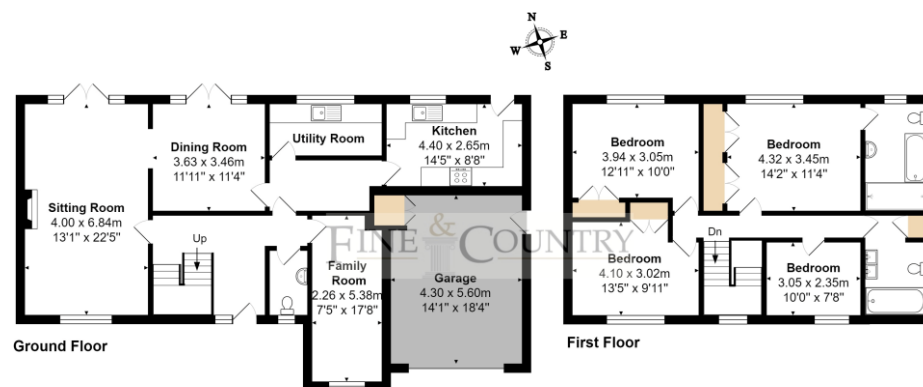
The first floor provides four double bedrooms, with three of these bedrooms coming with built in wardrobes. The main bedroom comes with an en-suite, there is also a family bathroom. The en-suite and family bathroom have electric underfloor heating.

Outside

Ravens Dene offers ample off-street parking to the front of the property and is completely secluded from the road. The exterior of the property has recently been renovated and comes with lighting throughout. To the rear of the property offers patio, and ample grass space stretching back in excess of 100 ft. The rear garden is completely flat.

Located on a popular residential road Woldingham lies on top of the North Downs and is designated as an area of outstanding natural beauty.

- Freehold
- Council Band: G







| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 76 |
| (55-68) D | 66 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.