



**Homeleigh, Slines Oak Road, Woldingham,
Caterham, Surrey, CR3 7EA**

Asking Price: £695,000

Freehold

Homeleigh, Slines Oak Road, Woldingham, Caterham, Surrey, CR3 7EA

Situated within the centre of Woldingham Village, this 3/4-bedroom, 1930's semi-detached property benefits from a brand-new roof as well as a downstairs bedroom which could be opened up to create a large kitchen/breakfast room if required.

Homeleigh is approached via a long front garden, being set well back from the road and providing 2/3 off road parking spaces. The pretty front garden is well stocked with flower beds and shrubs with a pathway leading to the front door. The Lounge overlooks the front garden and has beams to the ceiling and an original fireplace surround with gas fire. The dining room has fitted shelving to each side of the fireplace, fitted with an electric fire but with the chimney still in place if an open fire is required. The kitchen is open plan to the dining room and is fitted with a range of white fronted kitchen units incorporating oven, hob, dishwasher and space for fridge/freezer. A door from the kitchen leads to a Utility Room with plumbing for washing machine and tumble dryer and with a useful downstairs cloakroom off and a door to the downstairs bedroom or family room which has doors to the rear garden. (This room is separated from the Kitchen by a stud wall, so could easily be opened up to create a larger kitchen/family room).

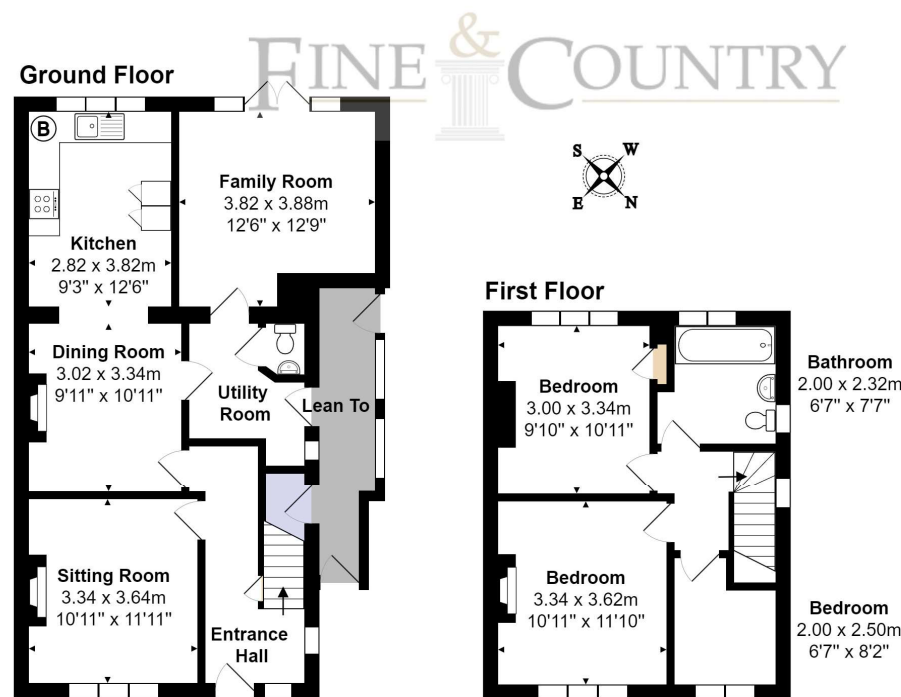
Rising to the first floor, the landing window offers delightful views towards The Glebe and Botley Hill. There are three bedrooms, two being double and a third single room, all sharing the bathroom fitted with a Triton over bath power shower, wc and wash basin.

Other features to note, double glazing throughout, new roof, newly fitted boiler.

OUTSIDE

West facing rear garden with patio area, level lawn, garden shed. Covered lean-to side way providing storage with door to front garden. The front garden is large in size with mature shrubs and beds with 2/3 off road parking spaces.

Council Tax Band: D

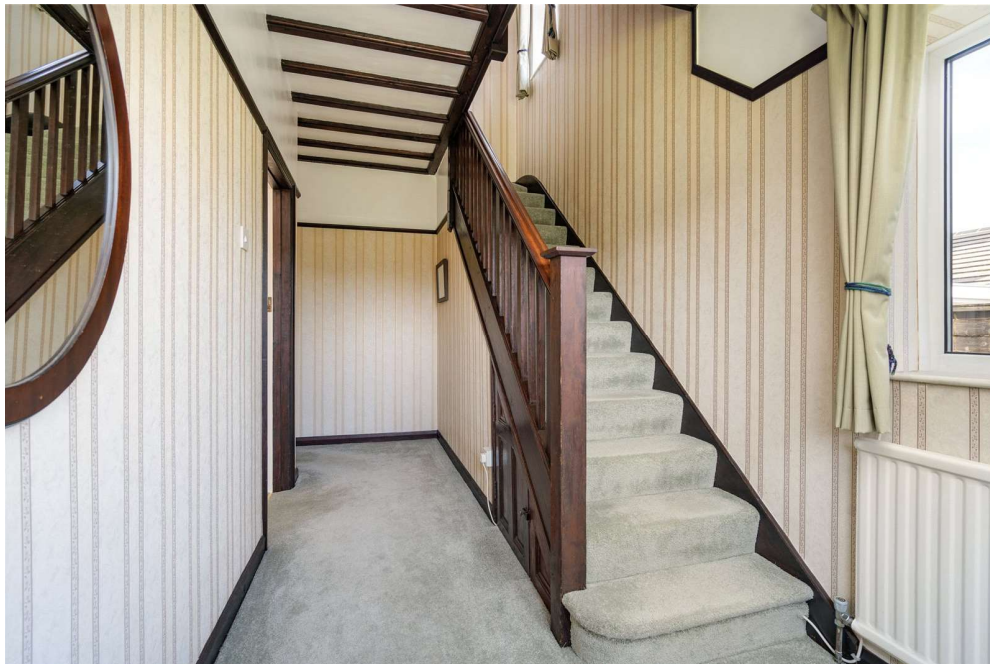


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Total Area: 103.1 sq m ... 1109 sq ft (excluding Lean To)

All measurements are approximate and for display purposes only.

FINE & COUNTRY





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	62	
(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.