



Ibbett Mosely



Padbrook, Limpsfield, RH8 0DW

Offers In Excess Of £450,000 Freehold

Close to the village high street Conservation Area and Limpsfield Common this two bedroom inner terraced house is offered for sale free of onward chain.
Padbrook is a sought after residential development with a mixture of detached, semi-detached and terraced homes



- Two Bedrooms
- Kitchen
- Single Garage and Parking
- Bathroom
- Gas Central Heating
- Garden
- Reception Room
- Double Glazing

*** CHAIN FREE ***

Padbrook is a no through road close to the village high street and open countryside, the development comprises a mixture of detached, semi-detached and terraced houses of different design and size. the property is a mid terraced two storey house with brick elevations under a tiled roof, there is a single garage with a parking space to the front.

LOCATION

Located in Padbrook with its mix of detached, semi-detached and terraced homes all within a short walk of the Conservation area and the village high street with a memorial stores, coffee shop, St Peters Church a village hall and The Bull pub/restaurant. The squash, tennis and badminton club is in Detillens Lane, there are also some small craft workshops in the high street.

Limpsfield Primary School and Oxted School are both nearby as are other state and private schools and various sporting and recreational facilities including Limpsfield Golf Club.

Oxted is about a mile away with its range of shops,

supermarkets, coffee shops, restaurants and bars, there is also a health centre, library, cinema and local theatre. Oxted Station with regular service to London. M25 access junction 6 at Godstone.

GROUND FLOOR

A front door under an entrance canopy opens to the entrance hall.

ENTRANCE HALL

With radiator, wood effect flooring and stairs to the first floor.

RECEPTION ROOM

With 2 radiators, wood effect flooring, double glazed window and door to the back garden. Cupboard under the stairs.

KITCHEN

Fitted with a range of base and wall units, sink unit, hob, double oven, extractor and fridge/freezer and microwave. Washing machine, to remain, cupboard with gas combi boiler for central heating and hot water, part tiled walls, tiled flooring and double glazed window.



FIRST FLOOR

LANDING

With linen cupboard and hatch with fitted ladder to the loft space,

BEDROOM ONE

An L-shaped room with 2 radiators, double glazed windows and wardrobe and shelved cupboards with mirror fronted doors.

BEDROOM TWO

With radiator, double glazed window and fitted wardrobe and shelved cupboard.

BATHROOM

With enclosed bath with a separate shower over and shower screen, w.c., and hand basin with drawers under. Chrome ladder style towel rail, tiled walls, double glazed window and extractor fan.

OUTSIDE

GARAGE

There is a single garage with up and over door located close to the property with a parking space to the front.

THE GARDEN

To the back is mainly lawn with a gated access, to the front there are some shrubs.

SERVICES AND COUNCIL TAX

Mains gas, water, electricity and drainage.

Tandridge District Council - Band "E"

NOTE

We are advised that there is no service charge for the common/communal area's in the development but a voluntary payment of about £20 has been made. Interested purchasers are recommended to seek their solicitors confirmation of this.

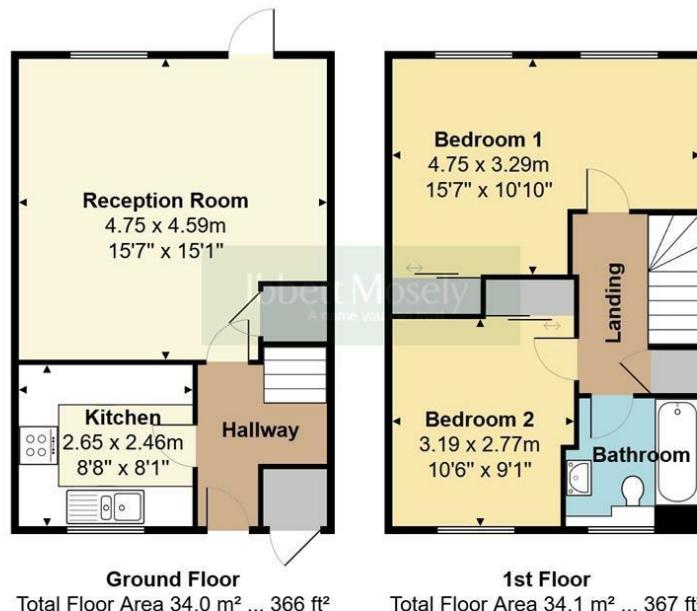
DIRECTIONS

From Limpsfield High Street turn into Detillens Lane where you will find the squash, tennis and badminton club, pass the club on the right and Padbrook will be found shortly after on the left.



Padbrook, Oxted, RH8

Total Floor Area: 68.0 m² ... 732 ft²



Measurements are approximate, not to scale and for illustrative purposes only.
www.essentialpropertymarketing.com

Ibbett Mosely
Westerham 01959 563265

Offices at - BOROUGH GREEN - OTFORD - SEVENOAKS - SOUTHWARK
TONBRIDGE - WESTMINSTER - WESTERHAM - WEST MALLING

www.ibbettmosely.co.uk

IMPORTANT - Ibbett Mosely , for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ibbett Mosely , has any authority to make or give any representation or warranty whatever in relation to this property - ver 3.0

...a name you can trust
offices in Kent and London