



Paul Meakin
Hamsey Green Primary School
Headteacher: Mrs M Mace
Ofsted rated as Good
School with English Learning Hub
For Access to the Learning Hub
go back down Three Street Lane

5

270 Tithepit Shaw Lane, Warlingham, Surrey, CR6 9AQ

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270

Tithepit Shaw Lane
Warlingham
Surrey CR6 9AQ

£475,000

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Description

Welcomed to the market for the first time in over 40 years this three bedroom family home benefits from off street parking, garage and south facing rear garden. EPC rating D.

Accommodation

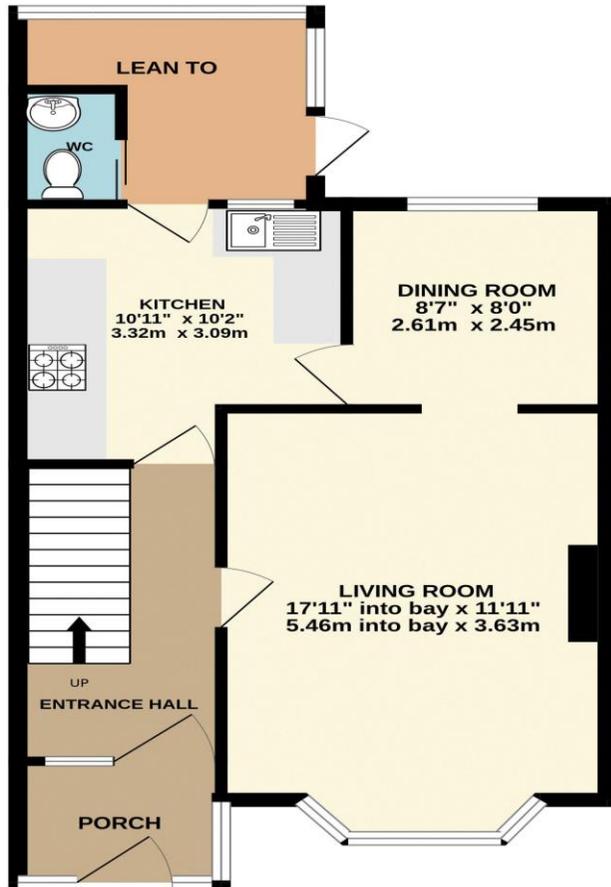
The property comprises porch, entrance hall, 17'11 living room with bay window, dining room and separate kitchen leading onto the rear lean-to with WC. To the first floor are three bedrooms with bay window to the master bedroom and bathroom with separate WC. The south facing rear garden features a patio area, large lawn, garden room with power ideal for use as a home office along with a garage and parking space. The property does require modernisation throughout but benefits from driveway, loft storage and no onward chain.

Location

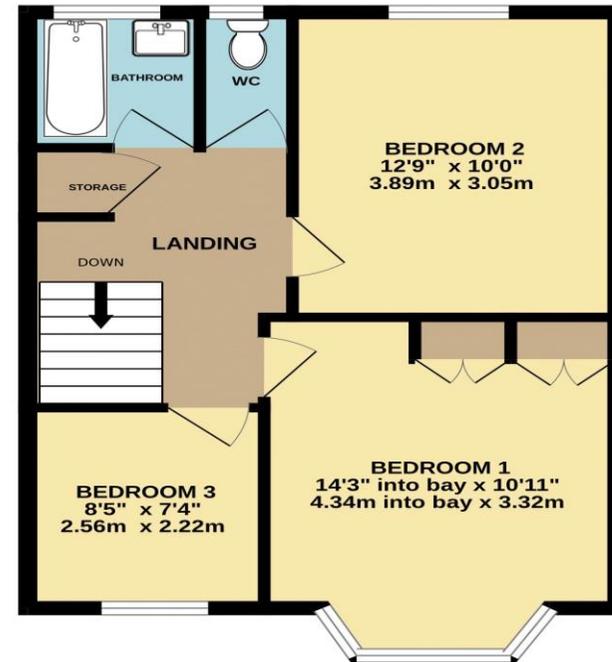
Tithepit Shaw Lane is a turning off Limpsfield Road being within reach of Hamsey Green shops and pond, several schools including Warlingham School & Sixth Form and Hamsey Green Primary. Both Warlingham and Sanderstead villages are within close proximity as well as a choice of tennis, cricket and golf clubs together with bus services to Croydon, Purley and Selsdon. Open countryside is close by including Riddlesdown Common and the historic Kings Wood with walks through to Farleigh Common. Upper Warlingham & Whyteleafe Stations are just over a mile from the property.



GROUND FLOOR
555 sq.ft. (51.6 sq.m.) approx.



1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 1020 sq.ft. (94.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.EPC4U.COM		

The Agent 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.





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