



FREEHOLD



House - Terraced

# 16, LIMPSFIELD AVENUE, CR7 6BE

Offers In The Region Of

## £450,000

FEATURES



# 3 Bedroom House - Terraced located in

Call us on

**0203 648 6357**

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<https://ccgraystates.com/>

**Council Tax Band**

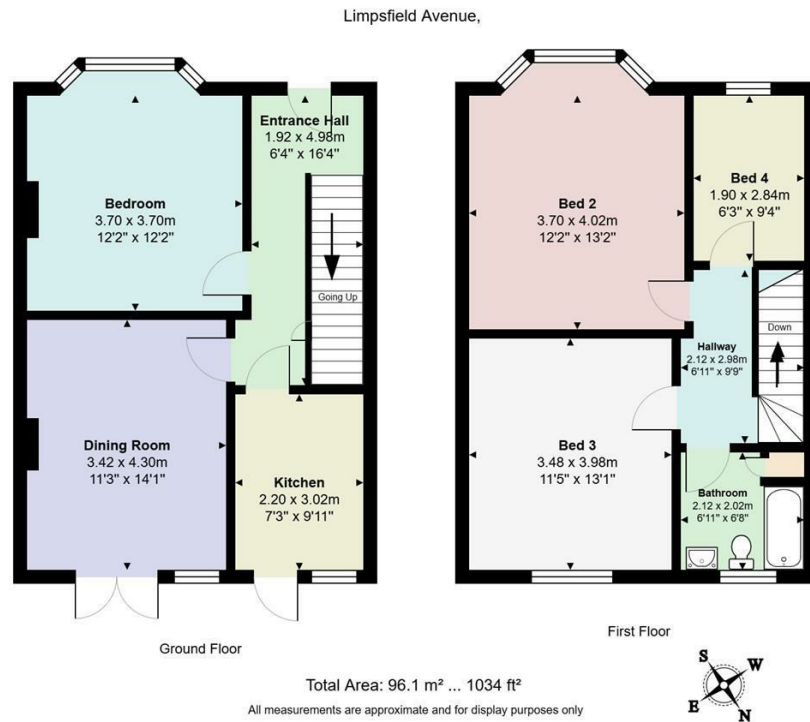
Welcome to this charming property located on Limpsfield Road. This delightful terraced house boasts three bedrooms, perfect for a growing family or those in need of extra space.

Upon entering, you are greeted by two reception rooms, offering ample space for entertaining guests or simply relaxing with your loved ones. The modern kitchen is ideal for whipping up delicious meals and creating lasting memories.

With the three piece bathroom suite, mornings will be a breeze in this lovely home. The family bathroom provides convenience and comfort for all residents.

Step outside into the large private garden, a tranquil oasis where you can unwind after a long day or host summer barbecues with friends and family. The perfect spot for those seeking a peaceful retreat.

Don't miss the opportunity to make this charming property your own. With perfect blend of modern amenities and classic charm, this home is sure to capture your heart.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

