Description
Panoramic Views * Excellent Potential To Extend * Double Garage - A beautifully cared for 4 bedroom, 3 reception room, 2 bathroom Tudor style detached family residence occupying an enviable position in a private cul de sac in the heart of Warlingham with far reaching views across, a master bedroom suite with dressing room and bathroom, magnificent 20’x17’7 lounge with feature fireplace and log burner, utility room, double glazed conservatory and excellent potential to extend stpp.

Accommodation
Reception Hall with spindled balustrade and Amtico flooring: Cloakroom: Impressive 20’x17’7 Lounge with feature exposed brick fireplace, wood burner and glazed double doors leading out onto the patio and garden together with double doors opening up into: 17’x13’ Double Aspect Dining Room: Double Glazed Conservatory with far reaching views: Study: 17’4x12’3 Kitchen/Breakfast Room with granite work surfaces, built in oven, hob, extractor hood and fridge/freezer plus outer lobby with door to outside: Utility Room with personal door to garage: Galleried Landing: 4 Bedrooms featuring a 17’7x15’6 Master Bedroom Suite with Ensuite Dressing Room and Bath/Shower Room: Family Bathroom: Fitted Wardrobes: Gas Central Heating: Leaded Light Windows: Occupying approaching 1/4 of an Acre Plot with around 25’ to the side of the garage offering excellent potential to extend stpp: 27’4(max)x18’ Double Garage: Own Driveway with ample hardstanding for many cars.

Location
Burfield Drive is a private cul de sac located off Homefield Road being one of Warlinghams prestigious residential roads being within reach of the range of amenities in Warlingham village together with a choice of golf, cricket and tennis clubs, churches together with Upper Warlingham station and bus services to the surrounding area.
The Agents 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.
Viewings Strictly by Appointment Only

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