

Payne & Co.



21 Eglise Road

Warlingham CR6 9SE

Freehold

£675,000



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Situation

The property is in a convenient location within walking distance of Warlingham village green with its variety of local shops, amenities, restaurants and inns. The local area is well served for buses to Croydon, Caterham and Oxted. There are state and private schools in the area including Caterham and Warlingham Schools with primary schools at Hamsey Green and Warlingham. For commuters, the M25 and M23 motorways are easily accessible at Godstone (Junction 6), providing excellent links to London and surrounding areas.

Location/Directions

On entering Eglise Road from the western end No. 21 is found on the left hand side after around 90m. For Sat Nav use CR6 9SE

To Be Sold

Situated on a no through road and offered with no chain, this well presented bungalow would ideally suit a buyer looking for accommodation on one level. Further benefits includes a generous amount of off road parking and garage to the front, together with large level rear garden.

Front Door

Leading to,

Large Storm Porch

Double glazed windows, quarry tiled floor, ceiling light, door to;

Reception Hallway

Radiator, ceiling spotlights, doors to;

Bedroom

Front aspect double glazed bay window and side aspect double glazed window, ceiling spotlights, radiator, integral storage.

Bedroom

Front and side aspect double glazed windows, radiator, ceiling spotlights, integral storage.

Bathroom

Two side aspect frosted double glazed windows, three piece white sanitary suite (comprising shower bath with side mounted mixer tap, integrated shower over and curved shower screen, wash hand basin with mixer tap and storage below, close coupled WC with hidden cistern and dual flush), chrome heated towel rail, ceiling spotlights, extractor fan, wood effect flooring, tiled walls, airing cupboard (wall mounted boiler with hot water tank).

Sitting Room

Two side aspect stained-glass circular windows, two radiators, ceiling spotlights, brick and tile fireplace with coal-effect gas fire, double French doors and two steps down to;

Conservatory

Double glazed windows on three sides, pitched composite roof, French doors to rear garden,

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radiator, tile effect vinyl flooring, power and light.

Kitchen

Rear aspect double glazed window, side aspect double glazed window and door (leading to conservatory), ceiling spotlights, range of eye and base level units, work surfaces with inset 5 ring hob with extractor over and inset one and a half bowl drainer and mixer tap, integrated appliances (twin Neff ovens, dishwasher, fridge and freezer), space for table and chairs, door to;

Conservatory

Double glazed windows on three sides over brick walls, pitch composite roof, radiator, ceramic tiled flooring, door to rear garden, power and light, wall vent for tumble dryer.

Outside

The area to the front of the property is entirely paved providing a generous amount of off road parking for numerous cars and access to the

garage. The garage has an electric up and over door, gas meter, fuse board, light and power.

The rear garden is a generous flat and level space with a patio adjacent to the rear elevation with access directly from the conservatory together with a small walled seating area. The remainder is given over to lawn with a central path where a shed is found on the right hand side and a further shed and greenhouse at the far end of the garden. The boundaries are shrub lined.

Tandridge District Council Tax Band F



Road Map



Hybrid Map



Terrain Map



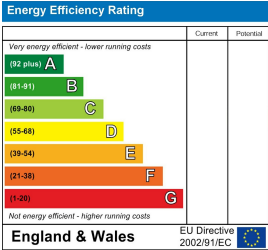
Floor Plan



Viewing

Please contact our Payne & Co. Office on 01883 712261 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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