



9 Daniels Lane, Warlingham, Surrey, CR6 9ET

Pollard Machin
estate agents since 1885

9

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Offers in Excess of £425,000

Description

Set in a semi rural location backing onto Farleigh Common a three bedroom semi detached house with off street parking for two cars. EPC rating E.

Accommodation

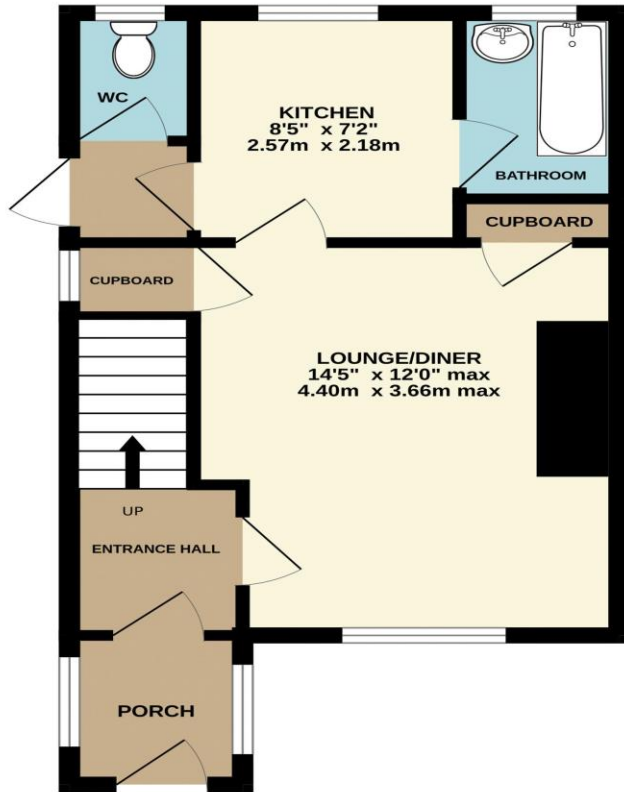
Idyllic location down a no through road overlooking woodland this three bedroom semi detached family home comprises enclosed porch, entrance hall, 12'x14'5" lounge/dining room, kitchen overlooking the rear garden, bathroom and separate toilet, to the first floor are three bedrooms and access to the loft storage. The property benefits from off street parking for 2 cars, double glazing, gas central heating, rear garden with side access and backing onto woodland.

Location

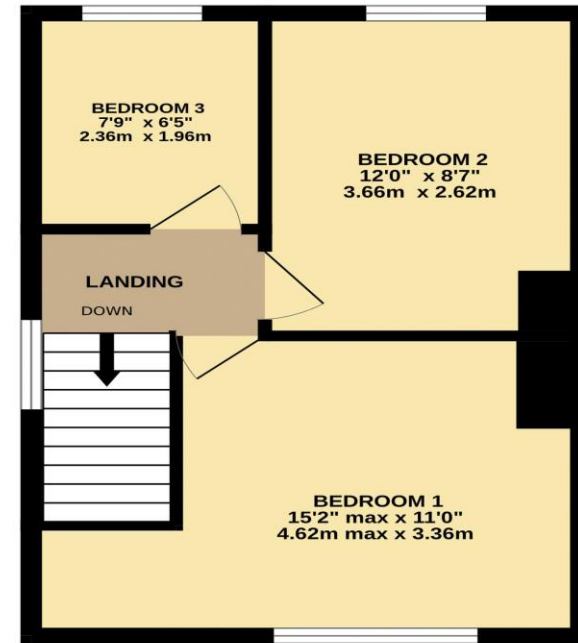
Daniels Lane is situated off Harrow Road surrounded by open woodland and in proximity to several country pubs including The Harrow Inn and The Bull Inn, Sainsbury's is just over a mile from the property as well as Spaghetti Tree and Warlingham Village Green offering an array of boutique shops and restaurants. Council Tax Band D.



GROUND FLOOR
360 sq.ft. (33.5 sq.m.) approx.



1ST FLOOR
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA : 697 sq.ft. (64.7 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
<i>Very energy efficient - lower running costs</i>			
(92+)	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>			
		49	89
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.





Viewings Strictly by Appointment Only

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