



3a Crowborough Drive, Warlingham, Surrey, CR6 9SJ

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Crowborough Drive  
Warlingham  
Surrey CR6 9SJ

Guide Price £585,000

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### Description

This delightful four bedroom, 2 bathroom detached family home which was built in 2006 is situated in a cul de sac in Warlingham. The property is built over three floors and has off street parking and garage. EPC rating C. Council Tax Band (Tandridge) E.

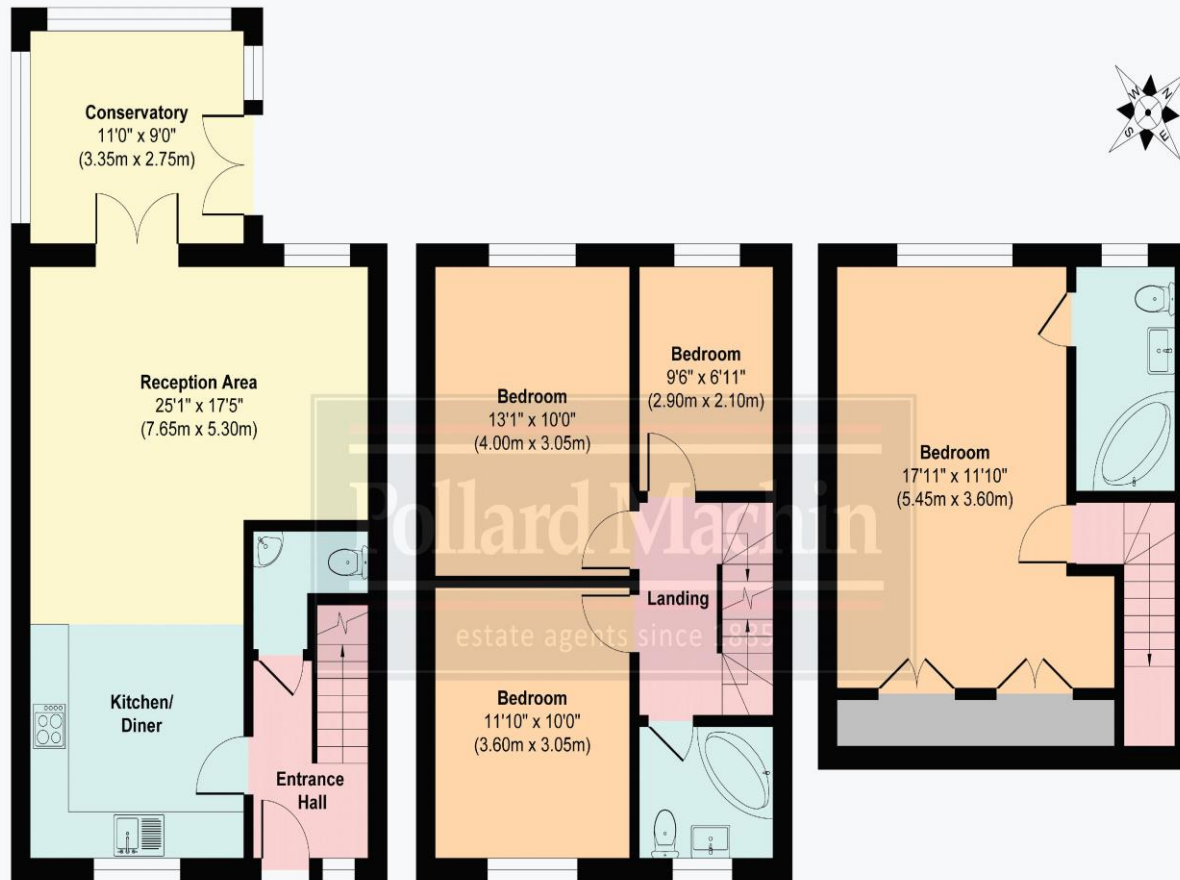
### Accommodation

Entrance hallway with cloakroom, 25' open plan fitted kitchen/dining/reception area and double doors leading to the conservatory. The first floor has three bedrooms and family bathroom, the top floor features the 17'11 master bedroom with a large en-suite bathroom and fitted wardrobes. The beautifully maintained, level, westerly facing garden is approximately 50' and mainly laid to lawn with a side gate leading out to the single garage and front driveway for two/three cars.

### Location

Crowborough drive is located off of Limpsfield Road with easy reach of Warlingham Sainsburys and local bus routes with connections into Redhill, Reigate Caterham and Croydon. There are a variety of restaurants, coffee bars and pubs in Warlingham as well as a good selection of Primary and Secondary schools.





Ground Floor

First Floor

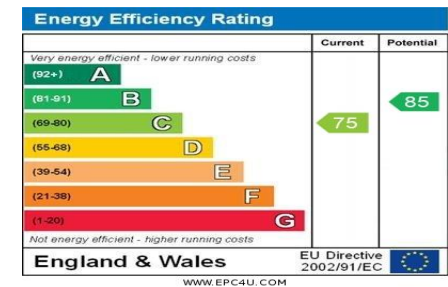
Second Floor

Crowborough Drive, Warlingham, CR6

Approx. Gross Internal Area 1,336 sq. ft / 124.16 sq. meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.

Plan produced by AR Net Media-[www.arnetmedia.uk](http://www.arnetmedia.uk)



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