



24 Crowborough Drive, Warlingham, Surrey, CR6 9SG



Pollard Machin

estate agents since 1885

24

Crowborough Drive
Warlingham
Surrey CR6 9SG

Guide Price £500,000

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Description

Pollard Machin are pleased to present this three bedroom semi-detached family home situated on the popular Crowborough Drive. The property offers excellent scope for modernisation and potential to extend (STPP), the property is ideal for families or buyers looking to put their own stamp on their first home. Council Tax Band E. EPC tbc.

Accommodation

Ground Floor: The entrance hall leads into a generous 21'1" reception room, perfect for both dining and relaxing, with access to the rear garden. A fitted kitchen sits to the rear, complemented by a separate utility room with direct access outside. The ground floor also benefits from a cloakroom/WC and internal access to the garage. **First Floor:** Upstairs, the property offers three well-proportioned bedrooms and a family shower room. The layout provides flexibility for growing families or those working from home. **Outside:** To the front, there is driveway parking leading to an attached garage. The rear garden is a particular feature, with a large patio, lawn, mature planting, and a greenhouse – a great space for entertaining, gardening, or family life.

Location

Crowborough Drive is a peaceful residential road, conveniently located for local schools, shops, and transport links, making it an excellent choice for families and commuters alike. Offered with No Onward Chain This property represents a superb opportunity to create a long-term family home in a desirable location.



Crowborough Drive, CR6

Approximate gross internal area

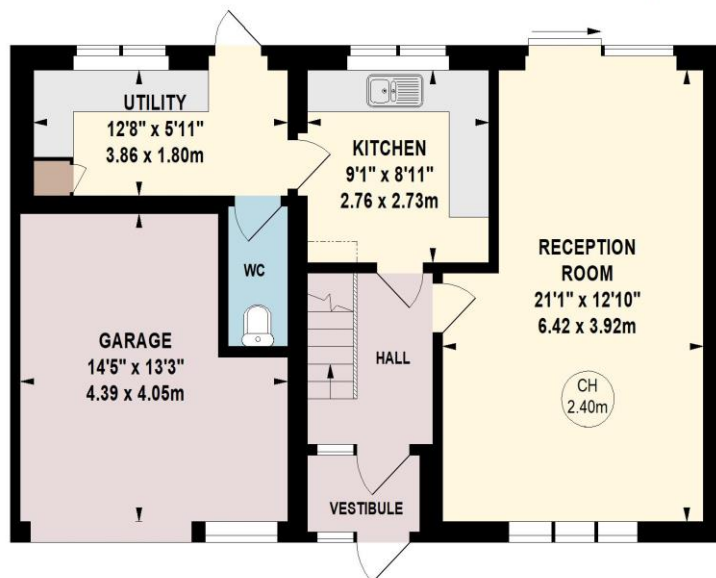
106.28 sq m / 1144 sq ft

(Including Garage)

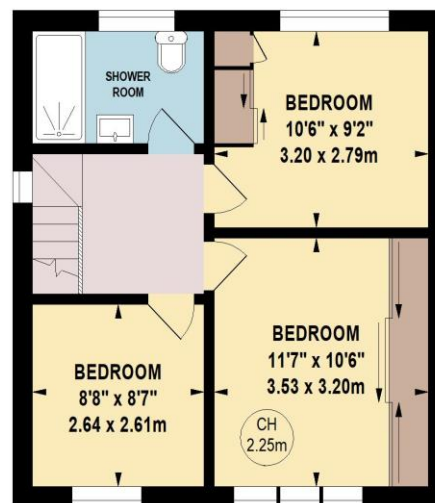
Garage

15.70 sq m / 169 sq ft

Key :
CH - Ceiling Height



Ground Floor

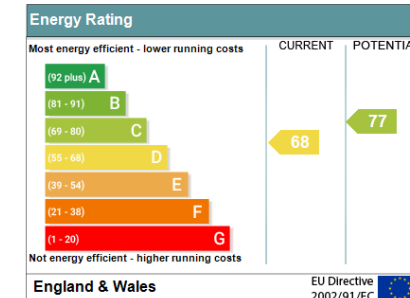


First Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only



Address: 24 Crowborough Drive, WARLINGHAM, CR6 9SG
RRN: 4400-5134-0222-0529-3853



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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