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Roundburrow Close, Warlingham, CR6 9TT

Asking price £335,000



# PROPERTY SUMMARY

## OVERVIEW

A beautifully presented and spacious ground floor two double bedroom flat set within a secure development in Warlingham. This stunning apartment boasts a bright and airy living space. This property offers both comfort and security, making it an ideal home for first time buyers.

**Accommodation**  
This beautifully presented two double bedroom ground floor flat offers a perfect blend of comfort, modern style, and outdoor space. Located in the desirable Roundburrow Close, the property is ideal for first-time buyers or small families.

Upon entry, you're welcomed by a spacious hallway that leads into a bright and generously sized living room. Large patio doors open onto a beautifully presented green area at the front of the flat, creating a seamless indoor-outdoor flow and bathing the space in natural light throughout the day, thanks to the flat's expansive windows.

The modern kitchen is fully fitted with appliances and contemporary finishes, while the stylish bathroom features chic black accents that add a sophisticated touch.

The master bedroom boasts built-in wardrobes and a sleek en suite for added convenience. The second double bedroom benefits from its own patio door leading to a court yard garden and seating area—perfect for enjoying the warmer months.

Additional features include secure gated allocated parking, access to a well-maintained communal garden, and excellent natural light throughout the property.

This flat truly combines practicality with modern living in a peaceful setting.

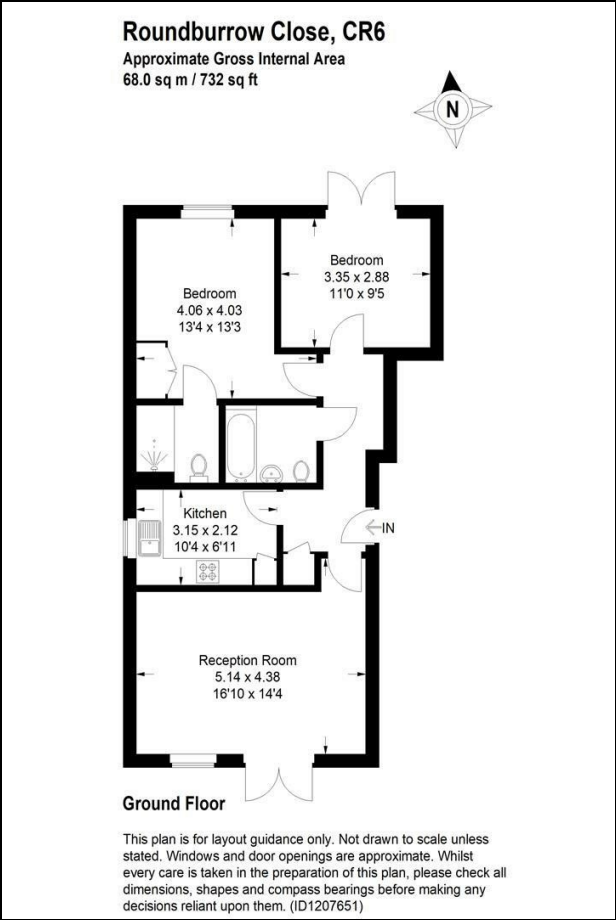
**Location**  
Nestled in a residential cul-de-sac, Roundburrow Close offers the perfect blend of suburban tranquillity and everyday convenience in the sought-after village of Warlingham. This peaceful close is ideal for families and professionals alike, providing a safe and friendly environment.

The area is well-connected, with Whyteleafe and Upper Warlingham stations both within walking distance, offering direct rail services to London Bridge and London Victoria in just under 40 minutes – perfect for commuters. The nearby A22 and M25 also provide easy access to central London, Gatwick Airport, and the wider motorway network.

Warlingham is surrounded by stunning green areas, including the scenic Riddlesdown Common and Kenley Aerodrome, perfect for weekend walks, cycling, or family outings. Local amenities include a variety of shops, cafes, pubs, and highly regarded schools, such as Whyteleafe Primary School and Warlingham School.

With its excellent transport links, leafy surroundings, and welcoming community, Roundburrow Close is a highly desirable location offering the best of both town and country living.

Disclaimer



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		