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MARRIOTT VERNON
ESTATE AGENTS

52 Alexandra Road, Waringham, CR6 9DU
Offers in the region of £450,000



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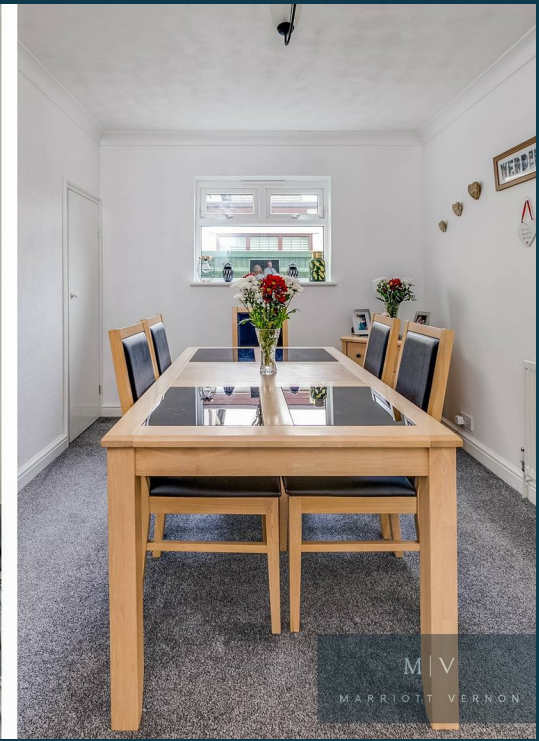
Warlingham, CR6 9DU

Marriott Vernon are delighted to welcome to the market, this beautifully presented two double bedroom semi detached property with attractive private garden and off street parking for two cars, enviably situated in a popular semi-rural Warlingham location close to village amenities and open countryside. The property offers light and spacious accommodation, usefully extended to the rear to create a well equipped kitchen/breakfast room, with footings in place for a double storey extension, STPP. Features include two reception rooms, first floor family bathroom, gas central heating (boiler replaced 2/3 years ago), new carpets and double glazing.

Accommodation comprises entrance porch leading into the reception room with feature open fireplace. An inner hall with stairs rising to the first floor, opens through to a further reception/dining room. The separate full width kitchen/breakfast room, with door to the garden, comprises a modern range of matching wall and base units with work surfaces incorporating inset sink unit, gas hob with overhead extractor, electric oven, and further space for appliances. To the first floor, there are two double bedrooms, plus a tiled family bathroom with modern white three piece suite, electric shower and heated towel rail. The rear garden provides zoned patio and decking areas along with a shed with power and lighting with separate fuse board.

The property is located within easy access of regular bus routes, with Upper Warlingham and Whyteleafe stations just a short drive or bus-ride away, each providing fast and frequent connections into Central London. Warlingham Village is close-by, offering a selection of shops, pubs and cafes, as well as a Sainsbury supermarket and local amenities. The area is well served by beautiful open spaces, with Woldingham Golf Club also within easy reach, and excellent local schools including Warlingham Village Primary, Warlingham Park School, Woodlea Primary and Warlingham Secondary Schools.

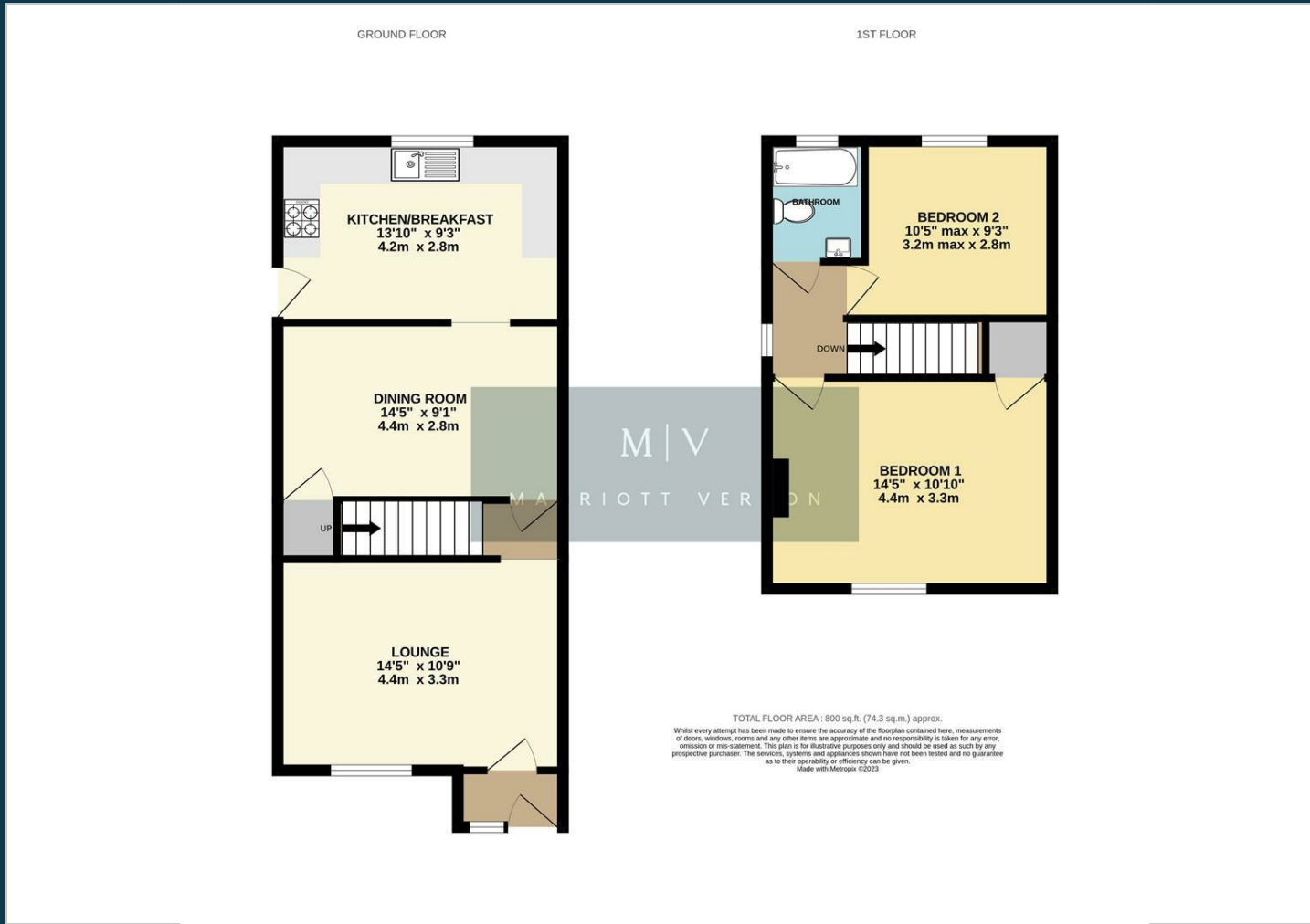




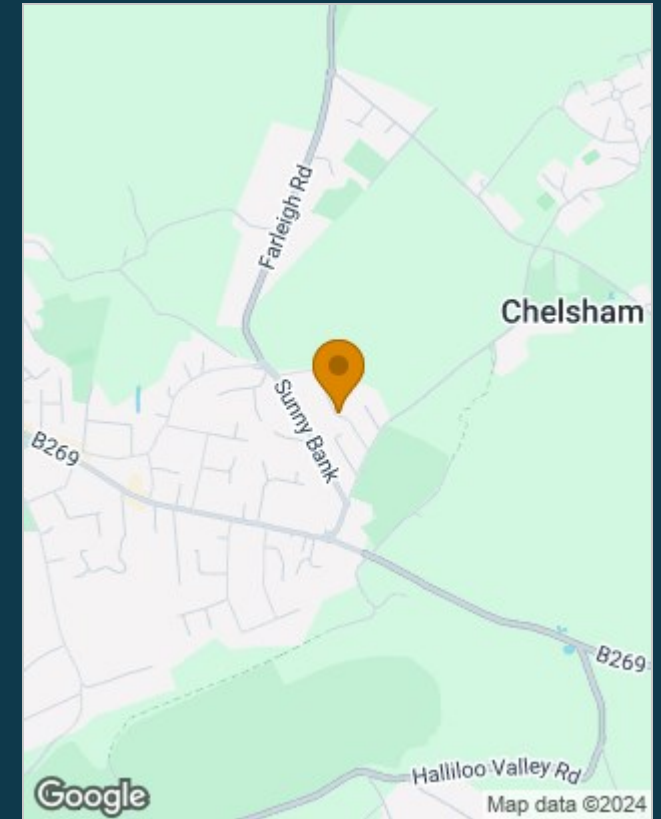


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Floor Plans



Location Map



Viewing

Please contact our Marriott Vernon Estate Agents Office on 0208 657 7778 if you wish to arrange a viewing appointment for this property or require further information.

| Energy Efficiency Rating | | |
|---------------------------------------------|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 88 |
| (81-91) B | | |
| (69-80) C | 65 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.