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MARRIOTT VERNON  
ESTATE AGENTS

367A Limpsfield Road, Warlingham, CR6 9HA

Guide price £210,000



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# 367A Limpsfield Road

Warlingham, CR6 9HA

\*\*\*Guide Price £210,000-£220,000\*\*\*

Marriott Vernon present to the market this well presented one double bedroom first floor flat with allocated parking to rear, occupying a fantastic location on Warlingham Green, moments from transport links and thriving local amenities. The property has been beautifully maintained and appointed by the current owners, offering bright accommodation, ideal for first time buyer or investor alike, with modern interiors throughout. Features include reception room and open plan kitchen, stylish bathroom, gas central heating, double glazing and quality floor coverings.

Accommodation comprises entrance hall with inbuilt storage, leading into the light and airy, open plan dual aspect reception/kitchen with ample space for both relaxing and dining. The kitchen area comprises a modern range of matching white high gloss wall and base units with work surfaces incorporating inset sink unit and further space for appliances. There is a well sized double bedroom, plus a stylish family bathroom with white three piece suite and elegant tiling.

The property is enviably located close to regular bus routes, with Upper Warlingham and Whyteleafe stations within easy reach providing excellent fast and frequent connections into Central London. Warlingham Village is literally on the doorstep, offering a selection of shops, pubs, cafes and restaurants, as well as a Sainsbury supermarket and local amenities. The area is also well served by beautiful open spaces and surrounding countryside.

Viewings are highly recommended.

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Floor Plans



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.

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.

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Location Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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