



Bayards, Warlingham CR6 9BP

welcome to Bayards, Warlingham

This stunning four-bedroom detached home is located in the highly sought-after area of Warlingham. The ground floor features a spacious and light-filled L-shaped reception room with open fire, with doors opening onto a private, south-west facing rear garden, perfect for outdoor relaxation and entertainment. The modern, newly fitted kitchen is seamlessly connected to the dining area, providing an ideal space for family gatherings. A separate utility room, a convenient downstairs WC, and a home office/study complete the ground floor layout. Upstairs, you'll find four generously sized double bedrooms with fitted wardrobes. The master bedroom includes an en-suite shower room for added privacy, while the remaining bedrooms share a stylish family bathroom. This property boasts a large driveway, offering ample parking, and a double garage for additional storage or parking needs.

The property is situated a stones throw from Warlingham Green which is a very popular hub for Coffee Shops, restaurants, boutique shops and a Tesco Express along with some popular public houses such the White Lion and The Horseshoe. The property is conveniently located for Upper Warlingham Station which provides fantastic links into London plus you a short distance from the M25/M23.



BAYARDS WARLINGHAM

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1828 SQ FT - 169.85 SQ M
(INCLUDING RESTRICTED HEIGHT AREA, EXCLUDING GARAGE & WORKSHOP)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 32 SQ FT - 3.00 SQ M
APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE & WORKSHOP: 380 SQ FT - 35.31 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



welcome to

Bayards, Warlingham

- Detached
- Four Bedrooms
- Two Reception Rooms
- Utility Room
- Study

Tenure: Freehold EPC Rating: Awaited

£900,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SAN107116 - 0003

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020 8651 6363



sanderstead@barnardmarcus.co.uk



Station Approach, Sanderstead, SOUTH CROYDON, Surrey, CR2 0PL



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