



barnard marcus

Bayards, Warlingham CR6 9BP



welcome to
Bayards, Warlingham

GUIDE PRICE £825,000 - £875,000

VENDOR SUITED

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.

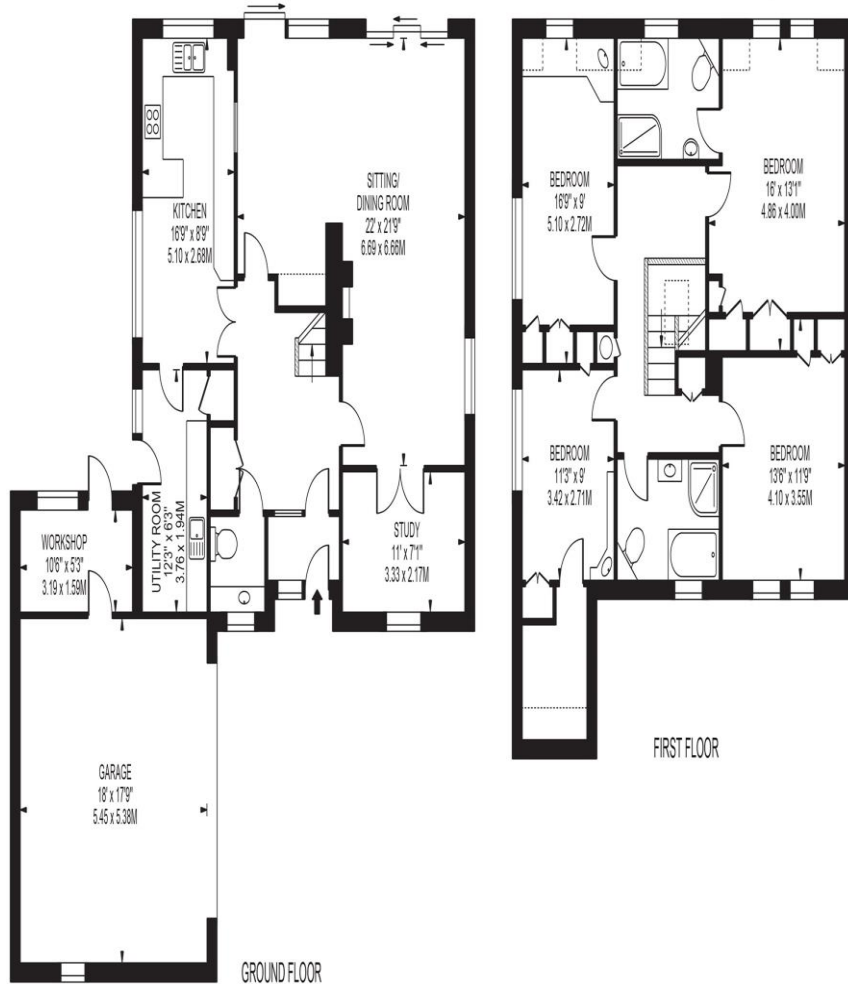
The property is situated a stones throw from Warlingham Green which is a very popular hub for Coffee Shops, restaurants, boutique shops and a Tesco Express along with some popular public houses such as the White Lion and The Horseshoe. The property is conveniently located for Upper Warlingham Station 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: D

guide price

£825,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SAN107116



Property Ref:
SAN107116 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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