



barnard marcus

Fair Oak House Kingswood Lane, Warlingham CR6 9FG

welcome to
Fair Oak House Kingswood Lane, Warlingham

Fair Oak House is a Tudor style home just 5 years old, benefiting with a valid NHBC warranty. On the first floor you enter the apartment with a spacious hallway with storage, wooden floors, and mood lighting. Off the hallway there is the principal bedroom with fitted wardrobes, dual aspect windows with a lot of natural light. The bedroom has a fully tiled en-suite double shower room fitted with a mirror and vanity unit. The second bedroom is a large double with a single fitted wardrobe and spacious throughout with a light and airy feel. The family bathroom is fully tiled and fitted with a shower, recess feature storage, mirror, and vanity unit.

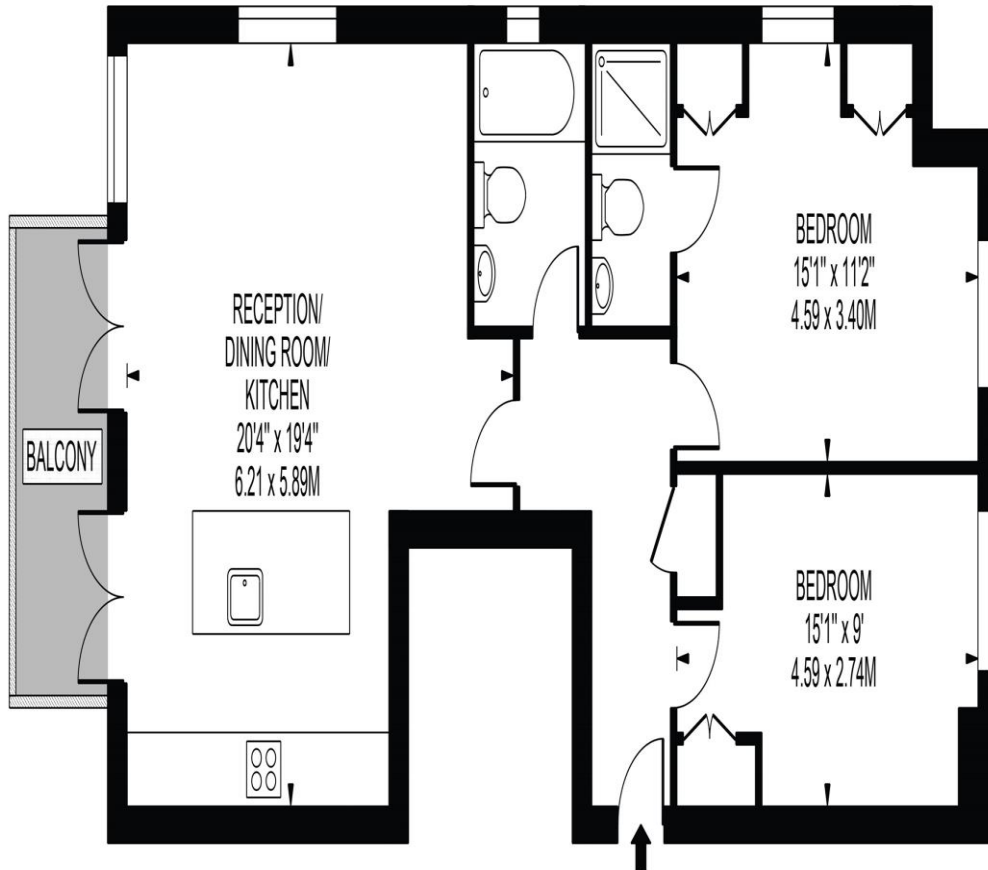
Through the feature glass door off the hallway is an impressive lounge/dining kitchen which offers over 20ftx19ft open plan living. With fully fitted kitchen, integral appliances, induction hob and stone worktops, there is a large feature island with extra dining/social space. Off the kitchen area there are French doors opening onto the spacious balcony overlooking the mature manicured communal gardens, perfect for relaxing in the peaceful surroundings.

Fair Oak House is offered with no onward chain!!



FAIR OAK HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 782 SQ FT - 72.64 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.
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 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.



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- First Floor
- Two Double Bedrooms
- Two Bathrooms (One En suite)
- Open Plan Living Space
- Private Balcony

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Oct 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SAN107416 - 0003

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Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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