

# Jukes & Co

## Estate Agents



## Eglise Road

, Warlingham, CR6 9SE

£850,000



Welcome to your dream home in the heart of Warlingham! This stunning 4-bedroom, 2-bathroom property is a perfect blend of modern comfort and convenient living. Situated on the tranquil Eglise Road, the home boasts an enviable location, just 0.5 miles from the charming Warlingham Green and in close proximity to the Upper Warlingham and Whyteleafe railway stations.

Upon entering, you'll be greeted by a spacious and well-designed interior, featuring a thoughtfully placed utility room and a convenient downstairs toilet, ensuring practicality for everyday living. The four bedrooms provide ample space for a growing family or those who enjoy hosting guests. The master bedroom is a true sanctuary, complete with a luxurious walk-in wardrobe and en-suite bathroom, adding a touch of elegance to your daily routine. Parking is a breeze with the off-street parking available, providing ease and security for your vehicles. The property's location enhances its appeal, with local amenities just a stone's throw away. Warlingham Green offers a delightful array of local shops, pubs, and excellent restaurants, creating a vibrant community atmosphere.

For your everyday needs, a Sainsbury's Superstore is conveniently located only 0.5 miles away, ensuring that you have everything at your fingertips. The Elizabeth House medical practice is also within easy reach at 0.2 miles. Commute with ease and explore nearby areas, as the property offers good connections to Gatwick and Heathrow Airports via the A22 Bypass. The bypass also provides swift access to Purley and Junction 6 of the M25, making your journeys stress-free. Families will appreciate the proximity to well-regarded local schools, including options in Warlingham, Hamsey Green, Whyteleafe, Woldingham, and the renowned Caterham schools known for their exceptional private education.



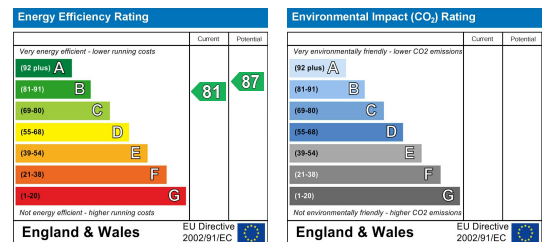
## Area Map



## Floor Plan



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### Sales and Lettings

76 High Street, South Norwood, London SE25 6EB

T: 020 8653 9393 · F: 020 8771 5551 · E: sales@jukesestateagents.com · E: lettings@jukesestateagents.com

W: jukesestateagents.com