



**Limpsfield Road
Warlingham, CR6 9RH**

Offers in Excess of £260,000

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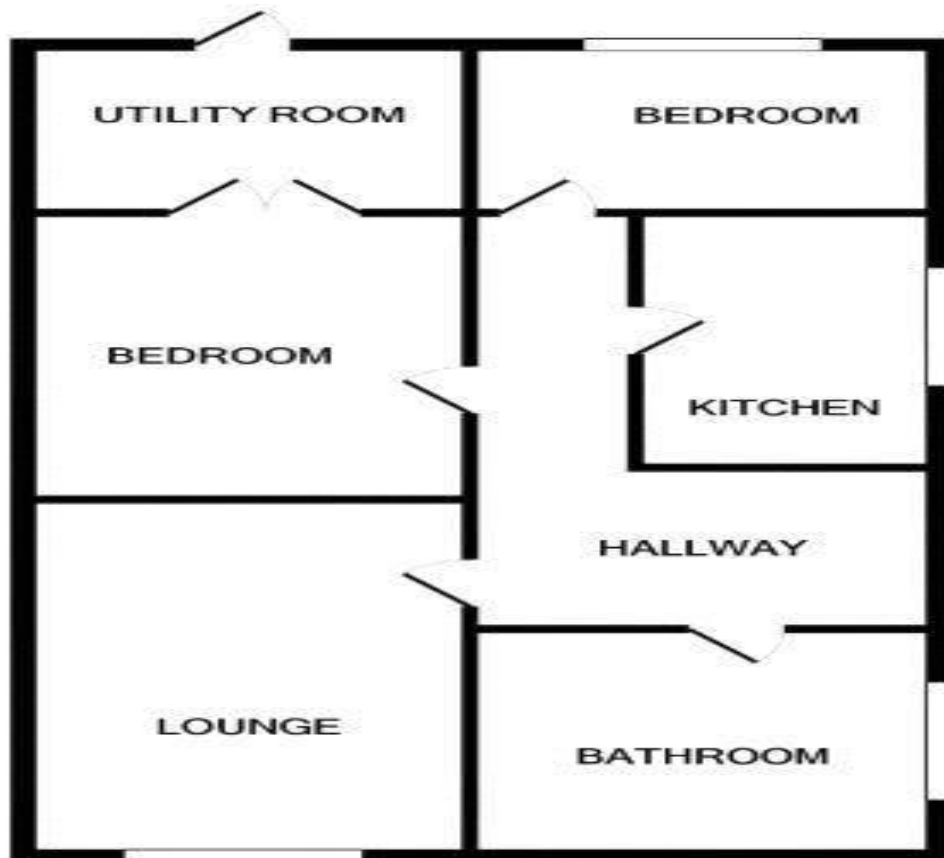


MAIN FEATURES:

- **Spacious Ground Floor Maisonette**
- **Modern Fitted Kitchen**
- **Lounge/Diner**
- **Two Double Bedrooms & Family Bathroom/WC**
- **Front & Rear Garden**

Discover this beautifully presented two double bedroom ground floor maisonette, perfectly positioned on sought-after Limpsfield Road. Offering generous living space throughout, this charming home features a bright and airy lounge/diner, ideal for both relaxing and entertaining, alongside a modern fitted kitchen with contemporary finishes. The family bathroom/WC is tastefully designed, complementing the overall stylish interior. Enjoy the best of both worlds with your own private front and rear gardens – perfect for summer barbecues, gardening enthusiasts, or simply unwinding in the fresh air.

Located in a highly desirable area, this property benefits from excellent transport links including easy access to Warlingham Green, Sanderstead and Upper Warlingham Stations, providing swift connections into London. The neighbourhood is well served by local shops, cafés, and restaurants, as well as a range of highly regarded schools and beautiful green spaces, including nearby Farleigh Common and Riddlesdown. With its combination of comfort, style, and convenience, this delightful maisonette offers an ideal opportunity for first-time buyers, downsizers, or investors alike. Viewing highly recommended – book your appointment today!



This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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