



Westhall Road, Warlingham, CR6 9BH

Guide Price £775,000

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NO CHAIN

A detached four bedroom family home boasting a large south-facing rear garden, detached double garage and off-street parking. Located approximately 0.2 miles from Upper Warlingham Train Station.

ACCOMMODATION

Upon entering the spacious entrance hallway provides access to spacious triple aspect reception room boasting plenty of natural light and access via sliding doors out onto the rear patio gardens, a formal dining room also with sliding doors to the rear patio. Continuing on the ground floor, you'll find a generously sized breakfast room conveniently located next to the kitchen which benefits from fitted appliances and additional side access to outside through a covered lean-to, and a downstairs cloak room is located near the entrance. The first floor comprises a principle bedroom with built-in storage, views over the rear garden and an ensuite bathroom, there are a further two double bedrooms and single bedroom and a separate family bathroom.

OUTSIDE

The driveway to the front with a double garage with power and lighting. The rear garden is partially tiered with the first area featuring a large patio area, offering wonderful views across the garden and beyond.

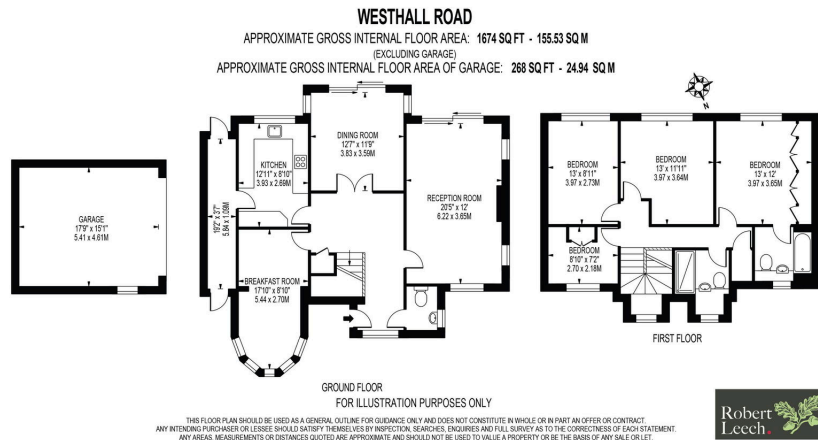
LOCATION

Warlingham village, offers amenities like shops, restaurants, and pubs, within the area there are also a range of sports clubs, golf courses and footpaths into the open countryside. Schools-an excellent selection of state and private schools including Warlingham Village Primary School, Woldingham and Caterham Schools and a short journey to Whitgift, Trinity or Croydon High School. Junction 6, just off the M25 is over 4.4 miles away.

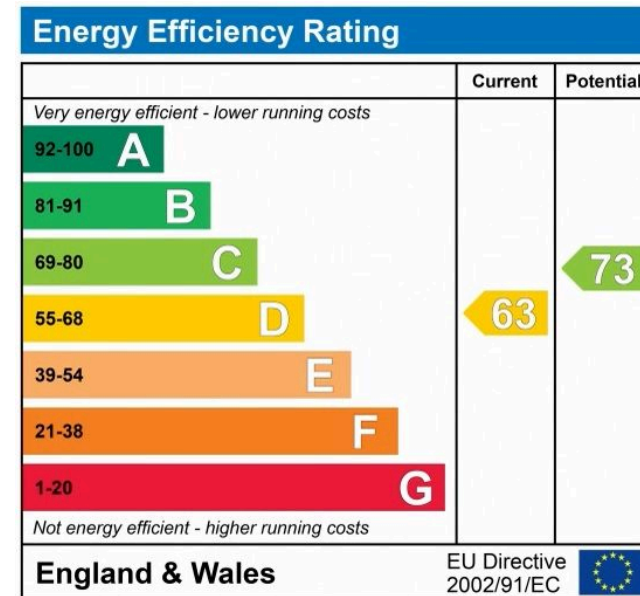
TRANSPORT

Choose between two train stations- Upper Warlingham train Station is just 0.16 mile distance from the property and Whyteleafe train station Zone 6 both provide direct services to London Bridge and Victoria in around 30- 45 minutes with connections at East Croydon to Gatwick, Brighton and King's Cross with Thameslink services to centres such as Cambridge and St Alban's. Local bus services connect to Croydon, Caterham and Reigate. Gatwick Airport is around 20 minutes' drive away.





- NO CHAIN
- Private Enclosed South Facing Garden
- Separate Study/Office
- Dual Aspect Reception Room
- Council Tax Band G
- Four Bedrooms, 2 Bathrooms, 3 Reception Room
- Double Garage & Off Road Parking
- 0.2 of a Mile To Upper Warlingham Train Station
- Separate Breakfast Room
- EPC Rating D



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