



RAYNERS  
TOWN & COUNTRY

60 WESTHALL  
ROAD

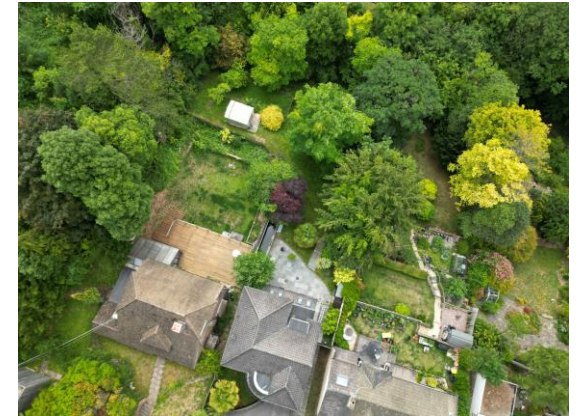


# 60 WESTHALL ROAD

## WARLINGHAM, SURREY, CR6 9BH

GUIDE PRICE £975,000

This unique detached residence was built 12 years ago by the current vendors who have created a bespoke art deco home designed by the architect Jeff Haskins. Accommodation is set over three floors and provides very flexible and adaptable space. The large entrance hall leads to three double bedrooms, a beautifully appointed porcelanosa shower room and a utility room. The middle floor provides two large bedroom suites both with magnificent en-suite facilities but with the master suite having a show stopping egg bath and a supersized shower. Once again no expense has been spared in providing quality porcelanosa fittings and tiles with everything complementing the art deco theme. On the ground floor is a custom built kitchen with a unique island that offers the perfect breakfasting place. This then opens to a dining area and large lounge with bifold doors that open onto a private patio area which then extends further to a large L-shaped lawn area. In our opinion attention to detail in this property is second to none with the 1920s style of build and fittings really true to that era. The superior materials used throughout add a sense of luxury from the engineered oak floors, the quality tiling, underfloor heating throughout, alarm system and even an integral Hoover system. Offered to the market with no onward chain we highly recommend that you view this property at your earliest opportunity.



*“This unique detached residence was built 12 years ago by the current vendors who have created a bespoke art deco home designed by the architect Jeff Haskins”*









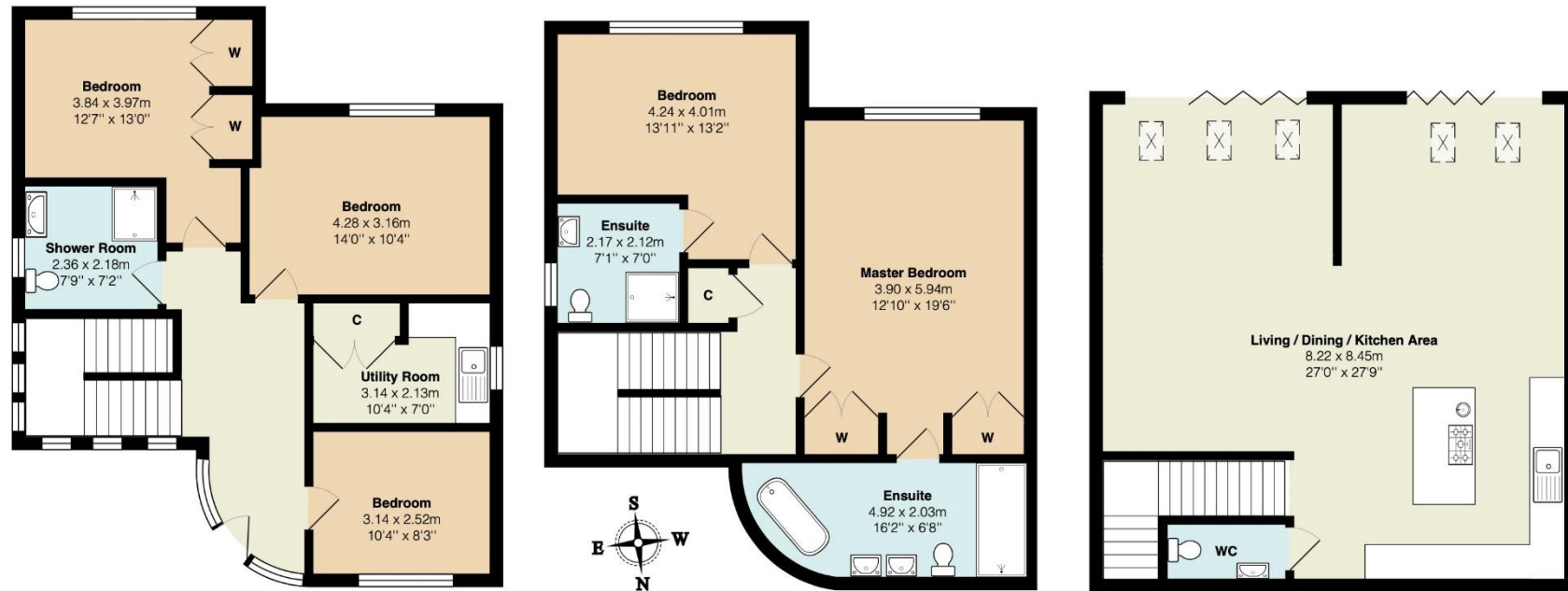
- Unique Five Bedroom Detached Residence
- Bespoke Art Deco Styling
- Deceptively Spacious (around 2100 sq feet)
- Superb Open Plan Kitchen Living Area
- Underfloor Heating Throughout
- Surrounding Views
- Driveway Parking for Numerous Vehicles
- Close to Upper Warlingham Station
- End of chain
- Two Bedroom Suites With Luxury Bathrooms



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60 Westhall Road



Total Area: 201.1 m<sup>2</sup> ... 2165 ft<sup>2</sup>

All measurements are approximate and for display purposes only

**Tenure: Freehold**

**Local Authority: Tandridge District Council**

**Council Tax Band: G**

**EPC Rating: C**

**VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT**

[www.raynersproperties.com](http://www.raynersproperties.com)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. R772

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