



**RAYNERS**  
TOWN & COUNTRY

POPPY COTTAGE, FARLEIGH ROAD  
WARLINGHAM, SURREY, CR6 9EE



# 210 FARLEIGH ROAD, POPPY COTTAGE WARLINGHAM, SURREY, CR6 9EE

Guide Price £670,000

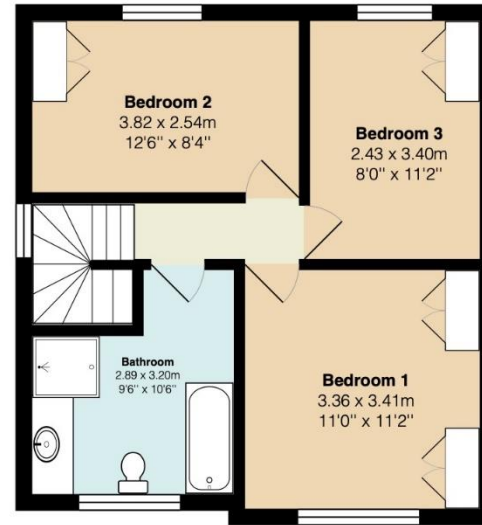
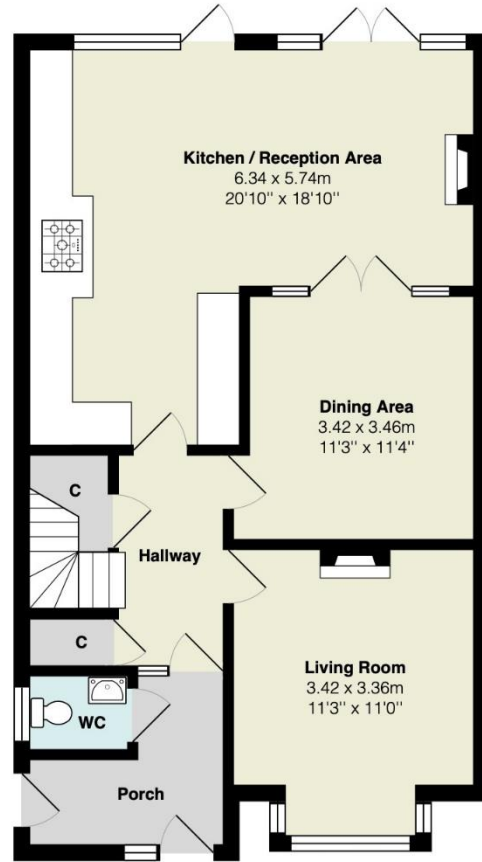
A fantastic opportunity to buy what is, in our opinion, a really pretty three bedroom detached house with great kerb appeal. The property has been extended to the rear to provide a fabulous open plan kitchen/diner/reception room with direct access to the garden. There are a further two reception rooms as well as a downstairs cloakroom. Upstairs there are three double bedrooms and a family bathroom with a modern suite including a separate shower as well as the bath. There is a large and level garden to the rear and off road parking for several cars to the front. The property is in good order throughout but, due to the flexibility of the space, offers scope for the incoming purchaser to put their own stamp on it. Historically there was a successful planning application for a one bedroom brick built annexe (now lapsed). We feel this house would make a fabulous home for a family or even for downsizers who want to take advantage of the superb location close to Warlingham Village with its popular selection of restaurants and cafes along with other local amenities and good transport links. Viewing is highly recommended.







210 Farleigh Road



Total Area: 114.3 m<sup>2</sup> ... 1230 ft<sup>2</sup>

All measurements are approximate and for display purposes only

**Tenure: Freehold**

**Local Authority: Tandridge district Council**

**Council Tax Band: E**

**EPC Rating: D**

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

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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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