



**RAYNERS**  
TOWN & COUNTRY

**CREWES LANE**  
**WARLINGHAM, SURREY, CR6 9NS**

# 17 CREWES LANE

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Offers In Excess Of £700,000

This deceptively spacious extended semi detached house offers flexible accommodation to include a very large dual aspect living room (24'9"), a dining room with a feature wood burning stove and a modern fitted kitchen. To the first floor are four double bedrooms one of which has an ensuite shower room plus a further family bathroom. To the rear of the property is a south easterly facing garden with a patio and a lawned area. There is a garden room which the current owner uses as accommodation with a double bedroom, lounge, kitchen and shower room. To the front of the property is a large driveway providing off road parking for several vehicles.

Located within a quarter of a mile of Warlingham Town Centre with local amenities and array of eateries and coffee shops. Bus services in the Limpsfield Road travel to Sanderstead and Croydon, train stations at Upper Warlingham & Whyteleafe approx. 1.5 miles. Near to public footpaths in greenbelt countryside. This property is available as an end of chain and viewing is highly recommended.







17 Crewes Lane



All measurements are approximate and for display purposes only

Total Area: 133.6 m<sup>2</sup> ... 1438 ft<sup>2</sup> (Excludes the garden room and the shed)

### Additional Information-

Please note the seller has advised us of the following which will need to be verified through solicitors

- There is a garden room which the current owner uses as accommodation. Applicants would need to make their own enquiries regarding relevant permissions.

**Tenure: Freehold Local Authority: Tandridge District Council Council Tax Band: D 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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