



RAYNERS
TOWN & COUNTRY

HILLBURY GARDENS
WARLINGHAM, SURREY, CR6 9TQ

11 HILLBURY GARDENS WARLINGHAM, SURREY, CR6 9TQ

Guide Price £875,000

Nestled in a tranquil cul-de-sac is this attractive four bedroom detached family home offered to the market with no onward chain.

Although the property has been maintained by the current owners it is now in need of some renovation and modernisation throughout but would make a fantastic family home once completed. The current owner also has lapsed plans for a second storey side extension and a loft conversion.

To the rear there is an enclosed level rear garden which spans around to the side of the property and to the front there is a large driveway with access to a detached double garage. The property is situated within close proximity to Warlingham Village Green, local primary schools and upper Warlingham train station as well as a variety of recreational and sporting facilities. Junction 6 of the M25 is approx four miles away.

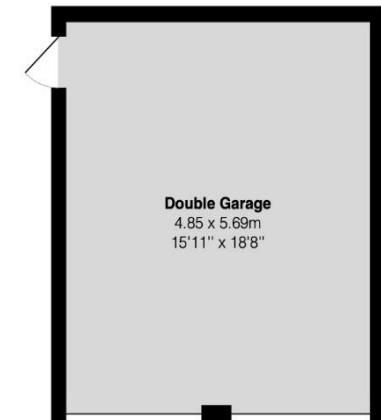
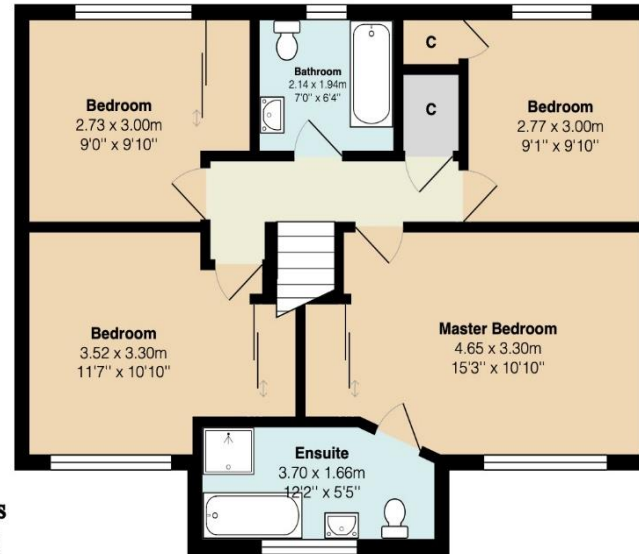
Call now to register your interest.







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Total Area: 132.8 m² ... 1429 ft² (excluding double garage)

All measurements are approximate and for display purposes only

Tenure: Freehold Local Authority: Tandridge District Council
Council Tax Band: G EPC Rating: E

Additional information –

Vendor advises shared drain with No.10 which runs along the boundary and under the drive

The property is sold with three title plans showing, please ask for details of boundaries

Owner advises there was a planning application TDC 2017/1563 26/1-/17 for two dwellings on land at the rear of garage. Please ask for further details

All this information was provided by the seller and will need to be verified through solicitors.

VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT

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

Sales
01883 622 258
Enquiries@raynersproperties.com

Lettings
01883 622 244
Enquiries@raynersletting.com

Land & New Homes
01883 744 344
Warlingham@raynersproperties.com

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