



RAYNERS
TOWN & COUNTRY

COURT FARM ROAD
WARLINGHAM, SURREY, CR6 9BD

36 COURT FARM ROAD

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Guide Price £800,000

Rayners are delighted to present to the market this double fronted Detached home occupying a quiet cul-de-sac location. The property has been well maintained by the current vendors who have lived there for over 40 years. The house offers spacious accommodation to include 4 double bedrooms, all with fitted wardrobes, and a family bathroom to the first floor. The ground floor provides a large 'L' shaped lounge/diner, modern fitted kitchen and shower room. The kitchen was upgraded around 3 years ago and provides a well appointed, light and airy space with room for a table and chairs. There is scope to update this house to your own taste and also potential to create a further room within the basement area (planning was granted but has now expired). To the rear of the property is a large level patio and elevated lawn with a southerly aspect perfect for enjoying the outside space. To the front of the property is a double garage and large driveway.

Court Farm Road is a no through road accessed via Oakley Road, being within a short walk of both Upper Warlingham and Whyteleafe Stations providing frequent services into London. The area is well served with a choice of reputable schools for children of all ages to include Warlingham High School, Warlingham Village Primary and Whyteleafe Primary.

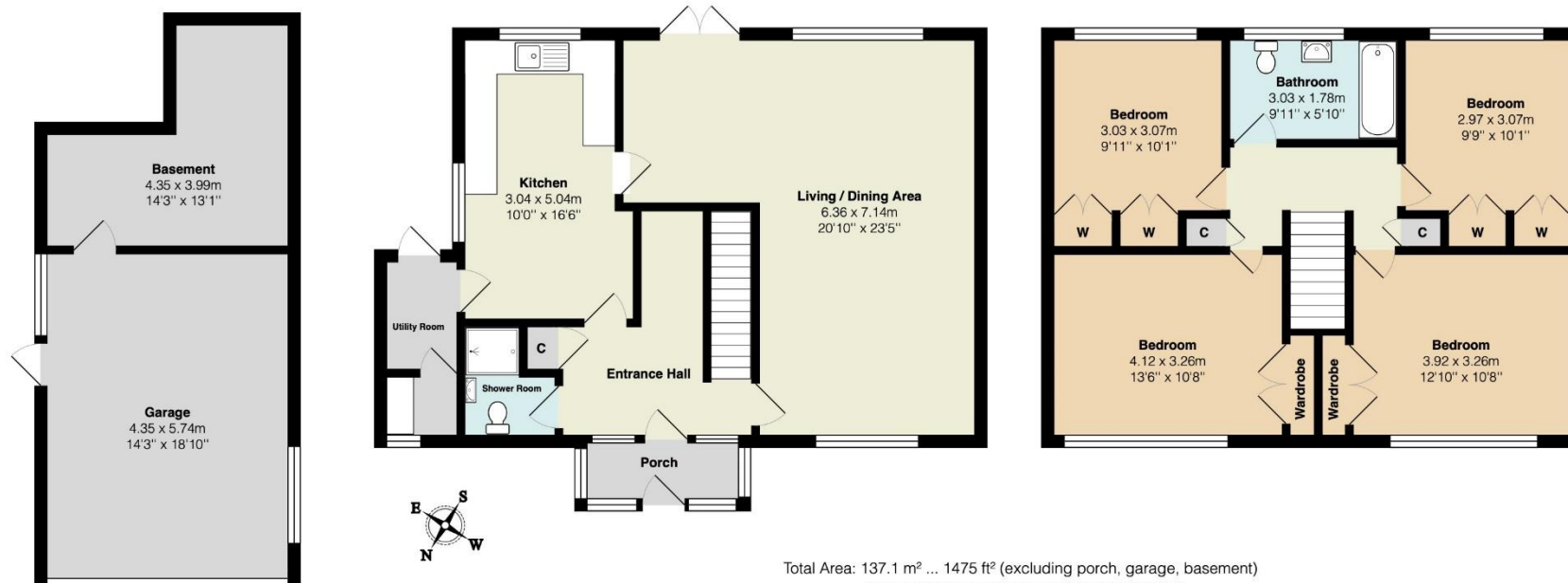
Viewing is highly recommended.







36 Court Farm Road



Total Area: 137.1 m² ... 1475 ft² (excluding porch, garage, basement)
All measurements are approximate and for display purposes only

Additional information –

The Seller has advised the following,

Solar Panels were installed 20 years ago which provide hot water not electricity. This will need to be verified through solicitors. Please ask for further details.

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

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

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