



RAYNERS
TOWN & COUNTRY

SOUTHVIEW ROAD
WARLINGHAM, SURREY, CR6 9JE

14 SOUTHVIEW ROAD

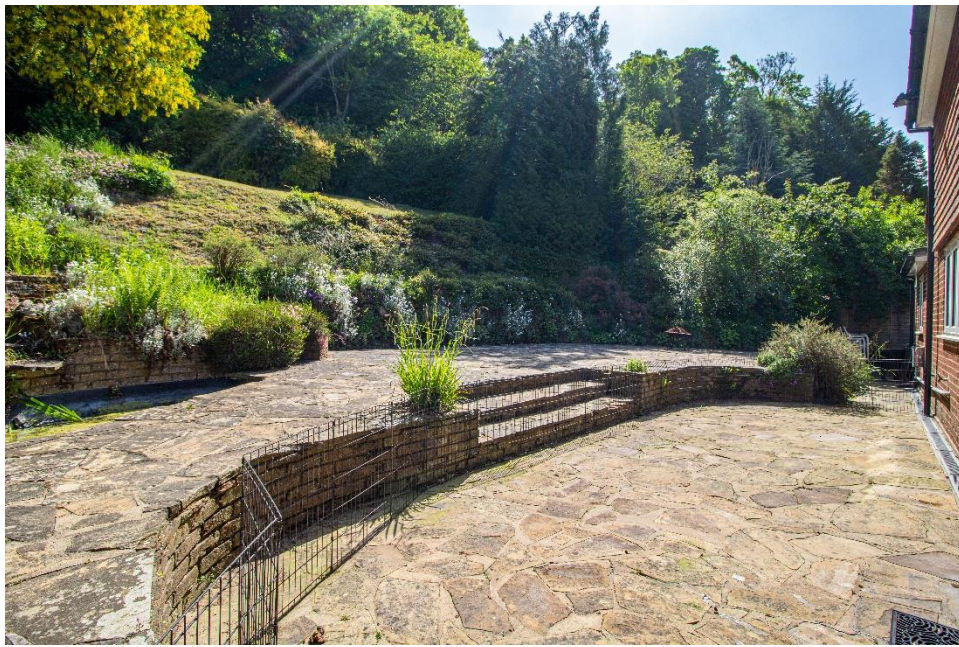
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Guide Price £735,000

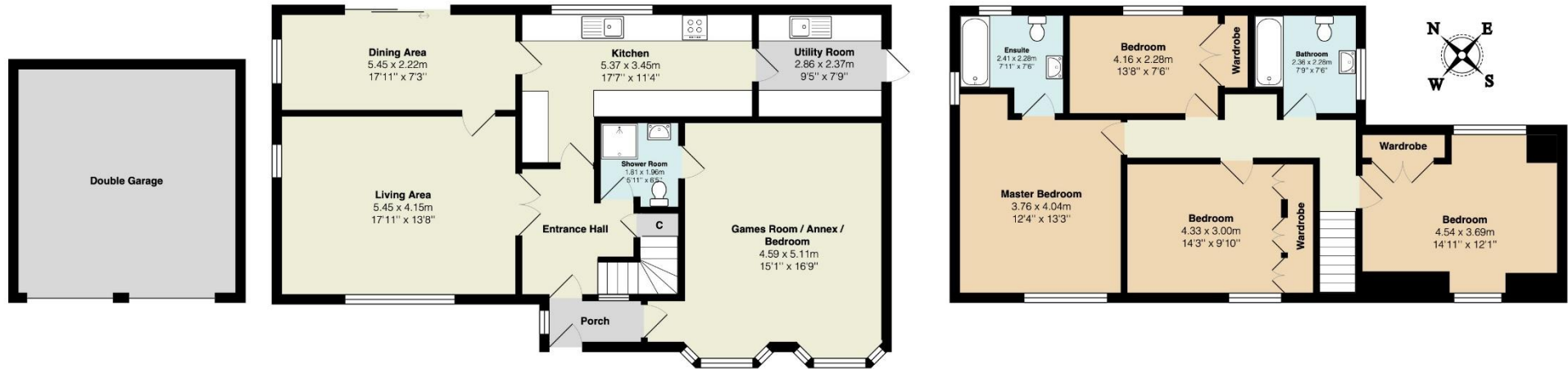
This spacious four/five bedroom, detached house is situated in a private residential road, within easy reach of train stations and road links. The accommodation extends to over 1900 sq ft with flexible space which includes the potential to create an annexe within the current footprint. The owners have also had planning permission granted for extensions to the side and to the rear to create a much larger property (application numbers 2022/795 and 2022/796). In our opinion this property is keenly priced and offers fabulous space with generously proportioned rooms, three bathrooms, spacious reception rooms and plenty of off road parking in addition to the double garage. The elevated plot hosts a vast array of visiting wildlife and has been carefully landscaped providing level areas including a large patio. The property is presented in good order throughout but holds scope for the incoming purchaser to make it their own. Excellent rail links can be found at Upper Warlingham, Whyteleafe and Whyteleafe South, Junction 6 of the M25 is a short drive away and there are a number of desirable schools within close proximity for all ages. Viewing is highly recommended.







14 Southview Road



All measurements are approximate and for display purposes only
 Total Area: 178.5 m² ... 1922 ft² (excluding double garage)

Tenure: Freehold **Local Authority:** Tandridge District Council **Council Tax Band:** G **EPC Rating:** D
Maintenance charge: Approx £35 per quarter for upkeep of Private Road

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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