



**RAYNERS**  
TOWN & COUNTRY

**HAMSEY GREEN GARDENS**  
WARLINGHAM, SURREY, CR6 9RT



# 83 HAMSEY GREEN GARDENS WARLINGHAM, SURREY, CR6 9RT

Guide Price £425,000

A fabulous opportunity to secure a great three bedroom house in a good location and at a very competitive price. The accommodation includes two reception rooms and a modern fitted kitchen to the ground floor with two double bedrooms, a single bedroom and a family bathroom to the first floor. The house would benefit from some redecoration but offers great scope for the incoming purchaser to create a lovely home. There is a large out building providing a large storage space at the end of the south westerly facing garden which in turn leads to the rugby ground at the rear.

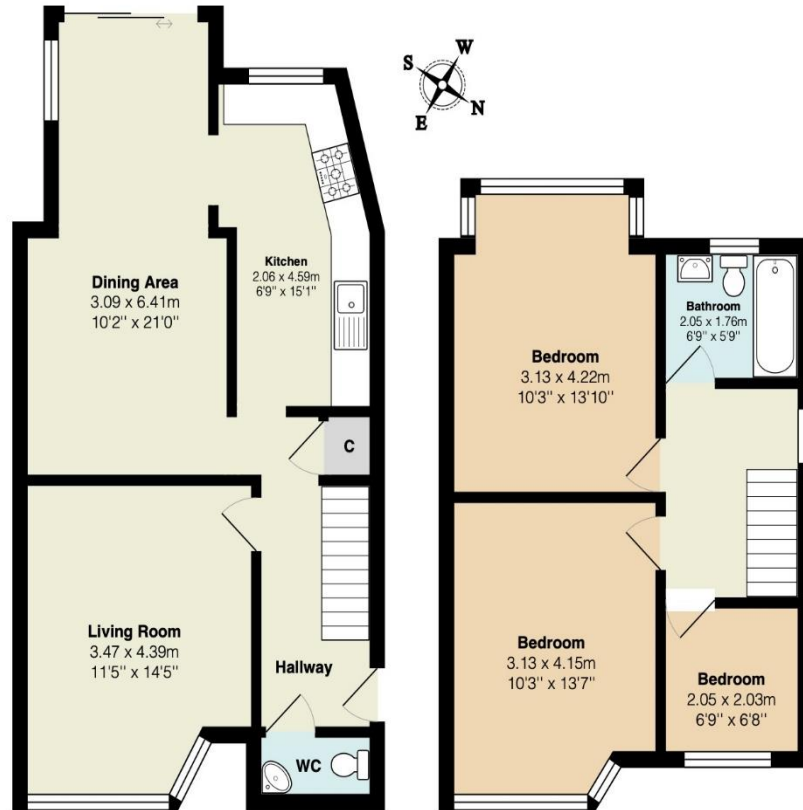
The property is surrounded by numerous local amenities including the frequent 403 bus service offering access to Warlingham, Sanderstead and Croydon. There is a good selection of local shops including Sainsburys and Waitrose as well as some popular eateries and coffee shops. Excellent rail links are available at numerous local stations including Upper Warlingham, Whyteleafe, Caterham, Sanderstead and Riddlesdown. Within the catchment area of highly regarded schools at both primary and secondary level. Viewing is **HIGHLY RECOMMENDED**







## 83 Hamsey Green Gardens



Total Area: 94.2 m<sup>2</sup> ... 1014 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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