



**RAYNERS**  
TOWN & COUNTRY

**CROWBOROUGH CLOSE**  
**WARLINGHAM SURREY, CR6 9SP**

# CROWBOROUGH CLOSE, WARLINGHAM, CR6 9SP

Guide Price £500,000

A fantastic opportunity to purchase this 3 bedroom semi- detached family home, situated in a sought after location, within walking distance to Sainsburys and Warlingham Village.

Accommodation includes an enclosed porch way leading into a separate kitchen and a light and airy through lounge with direct access to the level rear garden. To the first floor there are 3 bedrooms, 2 doubles and a good sized single as well as a separate w.c and family bathroom.

The property would benefit from some modernisation and has potential to extend S.T.P.P to the side and rear. A particular feature of this house is the lovely rear garden.

Situated within a short level walk (0.4 miles) from Warlingham village, with its array of coffee shops and amenities.

The 403 bus service runs along the Limpsfield Road giving access to Croydon with train services available from Upper Warlingham and Whyteleafe stations. The property is within the catchment area of a number of desirable schools at both primary and secondary level. Viewing is HIGHLY RECOMMENDED.





10 Crowborough Close



Total Area: 76.6 m<sup>2</sup> ... 825 ft<sup>2</sup> (excluding garage)  
All measurements are approximate and for display purposes only



Tenure: Freehold Local Authority: Tandridge District Council

Council Tax Band: E

EPC Rating: E

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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