



RAYNERS
TOWN & COUNTRY

SUNNYBANK
WARLINGHAM, SURREY, CR6 9SS

62 SUNNYBANK

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OFFERS IN EXCESS OF £500,000

Rayner's are delighted to offer to the market this well presented three bedroom Semi Detached family home situated in a sought after location in Warlingham.

The property benefits from a good sized reception room with feature fireplace, a spacious fitted kitchen/dining room which opens onto a lovely conservatory with direct access to the established rear garden. Upstairs there are three bedrooms and a family bathroom.

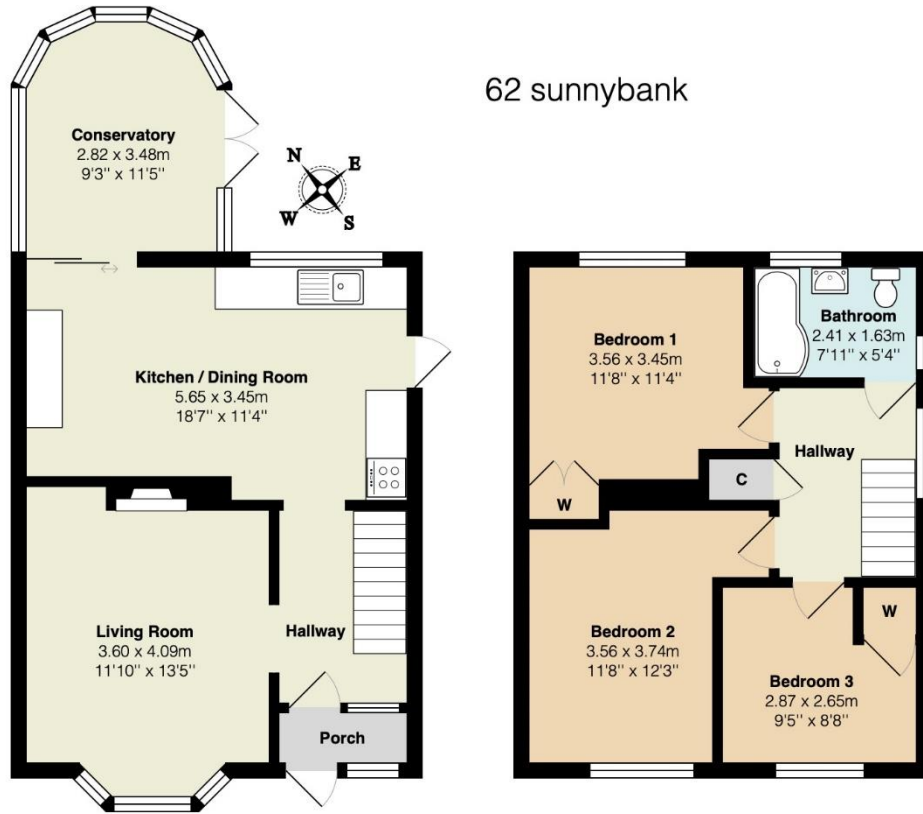
Externally there is a good sized paved driveway with parking for several cars.

Warlingham has a good range of local shops and amenities as well as several pubs and restaurants, with nearby railway stations at Upper Warlingham and Whyteleafe. Whyteleafe and Warlingham have local shops and with connections to Gatwick and Heathrow Airports. Close to both primary & senior schools. **TRAIN SERVICES:** Upper Warlingham station in Zone 6 is 1.9 miles accessed via a footbridge from Westhall Road and provides direct services to London Victoria and London Bridge in 35-45 minutes. There are local bus services to Warlingham, Sanderstead and Croydon.





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Total Area: 94.2 m² ... 1014 ft²

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

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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