



FARM ROAD
WARLINGHAM, SURREY, CR6 9DH

This beautifully maintained two double-bedroom ground floor maisonette offers direct access to a private rear garden with a decking area, perfect for outdoor relaxation. The property features a spacious, modern, fully fitted kitchen breakfast room with a door leading to the garden, a contemporary bathroom, and neutral decor throughout, creating a welcoming and stylish living space.

Located within half a mile of Warlingham village centre, residents can enjoy a good range of local shops, amenities, and schools for children of all ages. Sainsbury's supermarket is conveniently located within 1/4 mile, and local bus services on Limpsfield Road provide easy access to Croydon and the surrounding area.

For commuters, excellent train services to Croydon and Central London are available at Upper Warlingham and Whyteleafe stations. This property is a must-see for those seeking a comfortable and well-connected home.

Tenure: Share of Freehold

Lease Length: 130 Years from 1980 approx 87 Years Remaining (as of July 24)

Local Authority: Tandridge District Council

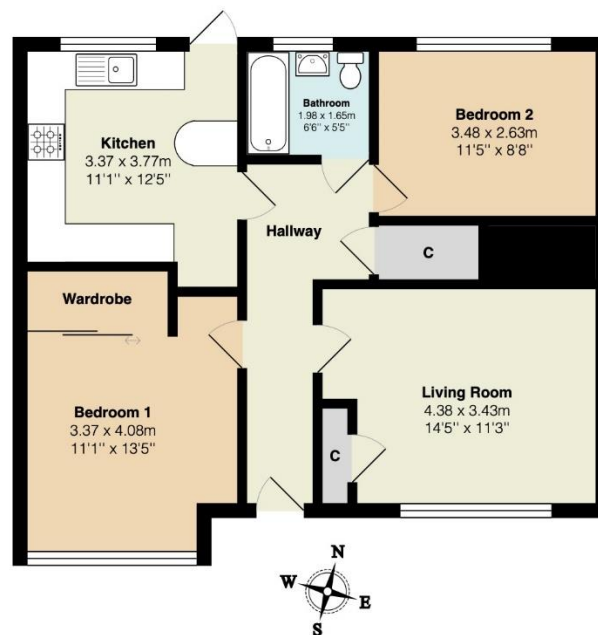
Council Tax Band: C

Maintenance Fee: The seller has advised there is no fixed cost for maintenance charge and work is carried out as required and costs agreed between the two properties. Please ask for further details.

EPC Rating: C

This information has been provided by the seller and will need to be verified through solicitors.

18 Farm Road



Total Area: 68.2 m² ... 734 ft²

All measurements are approximate and for display purposes only

SALES

2 GLEBE ROAD, WARLINGHAM, SURREY, CR6 9NJ

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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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