



RAYNERS
TOWN & COUNTRY

CHURCH ROAD
WARLINGHAM, SURREY, CR6 9NU

26 CHURCH ROAD

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Offers In Excess of £600,000

Situated on a popular road within walking distance of Warlingham Green and the Village Centre, this charming three/four-bedroom semi-detached family home is being offered to the market for the first time in nearly 60 years. The property boasts a versatile layout, featuring two large reception rooms and a fitted kitchen that can be easily knocked through to create a spacious open-plan kitchen diner.

The home has been extended in the past, now offering a downstairs fourth bedroom, a shower room, and a utility area. Additionally, the garage provides the potential for conversion, S.T.P.P to further enhance the living space or provide a separate annex.

Upstairs, there are three generously sized bedrooms and a family bathroom, providing ample space and comfort for the whole family.

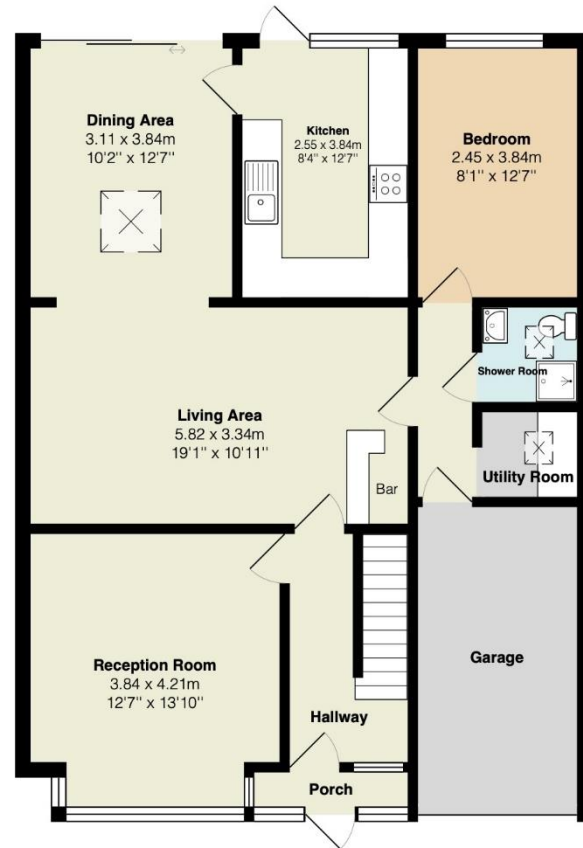
A particular feature of this lovely home is the beautiful, mature south-facing level rear garden, which boasts an apple tree providing Bramley cooking apples, several sheds, and a variety of mature shrubs. Additionally, there is further potential to extend above the garage S.T.P.P. With its desirable location and potential for customization, this property is an excellent opportunity for those looking to create their dream family home in a highly sought-after location.

The 403 bus runs along the Limpsfield Road providing a regular service to Sanderstead train station with Upper Warlingham and Whyteleafe train stations also offering excellent commuter links to London. There are a number of popular schools for primary and secondary age children in both public and private sectors. Viewing highly recommended.

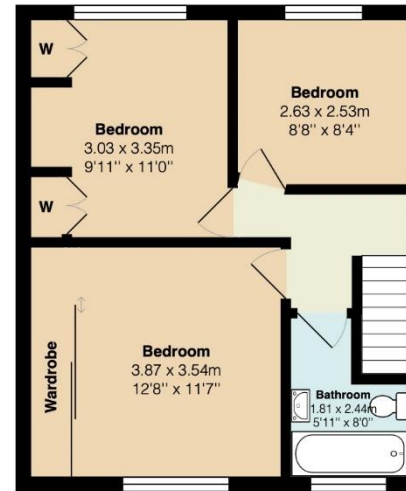








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Total Area: 127.0 m² ... 1367 ft² (excluding garage)

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

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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