



**RAYNERS**  
TOWN & COUNTRY

Mayes Close  
WARLINGHAM, SURREY, CR6 9LB

# 6 MAYES CLOSE

WARLINGHAM, SURREY, CR6 9LB

Guide Price £650,000

This attractive light and spacious Bungalow provides 2 double bedrooms with fitted wardrobes, large living/dining room and a well fitted kitchen. The bathroom has a modern, low profile shower with basin and W.C. and there is also a separate WC. The spacious hallway has a range of fitted cupboards offering fabulous storage. The bungalow is double glazed throughout and has gas central heating.

Externally, there is a garage with an electric up and over door and driveway providing off road parking and, a secluded, pretty rear garden with mature shrubs and borders.

Mayes Close is a highly favoured location being close to the village centre and its amenities, shops, restaurants. Bus services can be picked up in the Limpsfield Road, and travel to the local surrounding areas, including Sanderstead and Croydon. Train Services are to be found at Upper Warlingham and Whyteleafe, both providing excellent commuter services. Warlingham and the local surrounding area has excellent recreational and sports facilities, including excellent golf courses.







**Tenure: Freehold**

**Local Authority: Tandridge District Council**

**Council Tax Band: F**

**EPC Rating: D**

**VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT**

[www.raynersproperties.com](http://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

Sales  
01883 622 258  
[Enquiries@raynersproperties.com](mailto:Enquiries@raynersproperties.com)

Lettings  
01883 622 244  
[Enquiries@raynersletting.com](mailto:Enquiries@raynersletting.com)

Land & New Homes  
01883 744 344  
[Warlingham@raynersproperties.com](mailto:Warlingham@raynersproperties.com)

**RAYNERS**  
TOWN & COUNTRY