



RAYNERS
TOWN & COUNTRY

HAMSEY GREEN GARDENS
WARLINGHAM, SURREY. CR6 9RQ

26 HAMSEY GREEN GARDENS

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GUIDE PRICE £425,000

Rayners are delighted to offer to the market this 2 bedroom extended Mid terraced family home. The property benefits from a light and airy 23' lounge including an additional study providing versatility to suit your lifestyle needs. The kitchen/breakfast room offers ample space for a dining table and direct access to the level rear garden, perfect for family gatherings or entertaining. Upstairs, you'll find two good-sized bedrooms and a modern bathroom suite. Externally, the property benefits from off-street parking for two cars at the front and a delightful rear garden measuring approximately 60', providing a peaceful outdoor retreat. Hamsey Green Gardens is a popular residential road located off Limpsfield Road, conveniently situated between the local shops of Hamsey Green in Sanderstead and Warlingham Village Green. The 403 bus runs along Limpsfield Road, offering easy access to Warlingham, Sanderstead, and East Croydon. Upper Warlingham Rail Station is approximately half a mile away, providing excellent links to Central London. Additionally, nearby open spaces, including Riddlesdown Common, Kings Woods, and Whyteleafe Park, offer great opportunities for outdoor activities and nature walks and the property falls within the catchment area of highly regarded schools at both primary and secondary level. Viewing is highly recommended.





26 Hamsey Green Gardens



Total Area: 67.5 m² ... 727 ft²

All measurements are approximate and for display purposes only



Additional Information:

Tenure: Freehold

Local Authority: Tandridge District Council

Council Tax Band: D

EPC Rating: C

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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