



**RAYNERS**  
TOWN & COUNTRY

**BIRCH WAY**  
**WARLINGHAM, SURREY, CR6 9DA**

# 9 BIRCH WAY

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GUIDE PRICE £695,000

We are delighted to bring to the market this especially appealing, *Chain Free* three-bedroom detached bungalow, situated on one of Warlingham's most sought-after residential roads.

The property features a spacious entrance hallway leading to three well-proportioned bedrooms, including the master bedroom with en-suite WC. A generous living room, fitted kitchen/breakfast room, and family bathroom complete the internal layout. The rear garden is both wide and level, with mature trees, shrubs, and a shed. Notably, these bungalows provide potential for loft extension (subject to planning permission). At the front, there is a detached tandem garage and off-street parking. Set in the picturesque and historic village of Warlingham, residents enjoy a blend of country living and village convenience. Warlingham Green offers a variety of shops, coffee bars, restaurants, and a supermarket, with a larger Sainsbury's within walking distance.

Well-regarded schools such as Warlingham Village, Warlingham Park, and Warlingham Secondary School are all within reach. The 403 and 409 bus stops are within a short walk, providing links to nearby towns, while Upper Warlingham Station, approximately 1.5 miles away, offers direct rail services to London Bridge and London Victoria in around 30 minutes, making this property a superb choice for those seeking a balance between countryside charm and accessibility to the city.







**Tenure: Freehold**

**Local Authority: Tandridge District council**

**Council Tax Band: E**

**EPC Rating: D**

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

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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

Sales  
01883 622 258  
Enquiries@raynersproperties.com

Lettings  
01883 622 244  
Enquiries@raynersletting.com

Land & New Homes  
01883 744 344  
Warlingham@raynersproperties.com

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