



RAYNERS
TOWN & COUNTRY

19 OVERHILL
WARLINGHAM, SURREY, CR6 9JR

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£1,225,000

This is a rare chance to acquire a five-bedroom detached family home, located in a quiet cul-de-sac off a private road, and offered with no onward chain. Positioned in the highly desirable "Golden Triangle" of Warlingham, this property offers fantastic potential for expansion. The ground floor provides a spacious layout including a study, dining room, large double living room, and a fitted kitchen with an adjacent utility room. A conservatory has been added. Stairs from the entrance hall lead to the first floor, where you will find five generously sized bedrooms, with the two master bedrooms featuring en-suite bathrooms. The rear garden is large, mostly laid to lawn, and bordered by mature shrubs and hedges. The view overlooks a paddock with horses and a dramatic vista across Woldingham Valley. At the front, the house is bordered with plants and shrubs, and there is a double garage with driveway surrounded on three sides by lawn. Overhill is a highly sought-after, no-through road within walking distance of Warlingham village center, with its range of shops, restaurants, and amenities. Bus services on Limpsfield Road offer routes to local areas, including Sanderstead and Croydon. Upper Warlingham and Whyteleafe train stations (both Zone 6) provide excellent commuter connections. The surrounding area is rich in recreational and sports facilities, including top-rated golf courses. Viewing is highly recommended to fully appreciate the potential of this fantastic family home.









Tenure: Freehold **Local Authority:** Tandridge District Council **Council Tax Band:** G **EPC Rating:** D

Maintenance charge: Approx £60 per annum to the homefield road association- Homefield road is a private road and provides the access to Overhill.

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

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