RAYNERS
TOWN & COUNTRY

COURT FARM ROAD
WARLINGHAM, SURREY, CR6 9BD

Rayners are delighted to bring to the market this charming double-fronted detached home, nestled in a peaceful cul-de-sac lovingly maintained by the current owner for over 40 years. This spacious property offers four double bedrooms, a family bathroom with a separate W.C. on the first floor, and a convenient downstairs shower room.The ground floor boasts three versatile reception rooms, including a bright and airy lounge, a dining room, and a separate study.

A standout feature of the home is the generous south-facing rear garden, complete with patio and an elevated lawn—ideal for making the most of the outdoor space. To the front, the property benefits from a double garage and a sizable driveway, providing ample parking.While already well-presented, this home offers fantastic potential for updating to suit your personal style.

Located on Court Farm Road, a quiet no-through road accessed via Oakley Road, the property is just a short walk

34 Court Farm Road

Utility Room
2.94 x 2.52m
9'8" x 8'3"

Kitchen
2.94 x 7.03m
9'8" x 23'1"

Bar

Living Area
6.41 x 7.14m
21'1" x 23'5"

Dining Room
3.02 x 5.06m
9'11" x 16'7"

Bedroom
2.92 x 3.14m
9'7" x 10'4"

Bathroom

WC

Bedroom
3.07 x 3.14m
10'1" x 10'4"

W   W   C   W   W

Bedroom
3.93 x 3.28m
12'11" x 10'9"

Bedroom
4.07 x 3.28m
13'4" x 10'9"

W   W

Shower Room
1.60 x 1.02m
5'3" x 3'4"

C   C

Entrance Hall

Office
3.11 x 2.81m
10'2" x 9'3"

Cloakroom

All measurements are approximate and for display purposes only
Total Area: 209.7 m² ... 2257 ft²

Garage
4.38 x 4.99m
14'5" x 16'6"

Tenure: Freehold   Local Authority: Tandridge District council   Council Tax Band: G   EPC Rating: E

VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT

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