



**RAYNERS**  
TOWN & COUNTRY

**TITHEPIT SHAW LANE  
WARLINGHAM, SURREY, CR6 9AR**



# 274 TITHEPIT SHAW LANE WARLINGHAM, SURREY, CR6 9AR

OFFERS IN EXCESS OF £500,000

Rayners are delighted to offer to the market this Beautifully presented 'Lawdon' semi-detached house. The property is presented in good order throughout with modern and neutral decor. Accommodation to the ground floor provides a lounge to the front of the property open plan to the dining too with an attractive bay window and feature fireplace, the dining area opens to a light and bright extension currently used as a study/utility area. Additionally, there is a downstairs W.C The downstairs has parquet flooring. The first floor provides 3 double bedrooms as well as a beautifully re-fitted bathroom with a stunning free standing bath as well as a walk-in shower. The property has been extended to create a garden office/utility room. There is a also a south facing rear garden and a driveway and garage.

Located on a level plot close to local shops at Hamsey Green, transport links include the 403 bus on the Limpsfield Road and trains from Upper Warlingham and Whyteleafe station. Close to desirable schools at both primary and secondary level including being in the catchment area for Warlingham and riddlesdown school and in both public and private sectors. Viewing is highly recommended.









**Tenure: Freehold**

**Local Authority: Tandridge Council**

**Council Tax Band: E**

**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)

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