



RAYNERS
TOWN & COUNTRY

OAKLEY ROAD
WARLINGHAM, SURREY, CR6 9BF

12A OAKLEY ROAD

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Guide Price £1,450,000

This bespoke 5 bedroom detached house was built in 2004 by Windsor Homes with our vendor being the first owner. The property is a commuters dream being only 5 minutes walk via a footpath to Upper Warlingham station with lines directly to London Victoria and London Bridge within 30 minutes. Nestled behind electric gates the house is immaculately presented throughout. Once you step inside the quality of the finish is apparent from the spacious hallway which leads through to three reception rooms, cloakroom and a fabulous, designer kitchen which opens to a light and airy conservatory overlooking the stunning, large, level, south westerly facing garden which is approximately 1/3 of an acre. It is mainly laid to lawn with matured trees but also features a glass house with additional seating area and far reaching views. The first floor provides five double bedrooms two of which have en-suite facilities, as well as the family bathroom all of which have been refurbished in recent years. There is a large, pitched roof double garage as well as plenty of additional parking on the private driveway. Adding to the appeal of this lovely family home are the amenities on offer in the local and surrounding area including bus services linking Caterham, Warlingham, Purley and Croydon where you will find a good range of shops, excellent schools including Warlingham and Riddlesdown Collegiate and desirable private schools at Caterham and Lingfield. The M25 can be located at Godstone and provides access to both Gatwick Airport and the south Coast.







Tenure: Freehold Local Authority: Tandridge District Council
VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT

Council Tax Band: G

EPC Rating: C

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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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