



**RAYNERS**  
TOWN & COUNTRY

31 AUDLEY DRIVE  
WARLINGHAM, SURREY, CR6 9AH



# 31 AUDLEY DRIVE

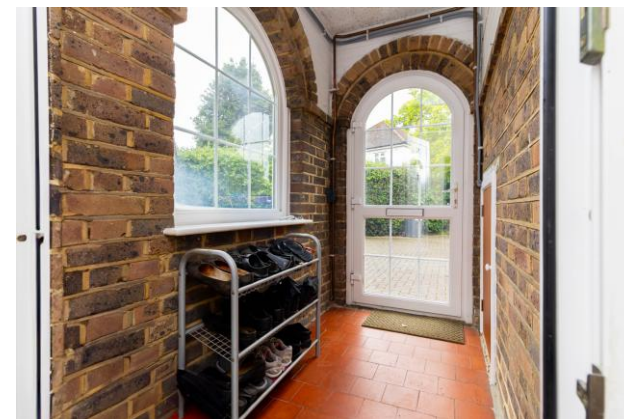
## WARLINGHAM, SURREY, CR6 9AH

GUIDE PRICE £575,000

This delightful home is located in a small popular cul-de-sac within minutes walk of the open of Kings Wood but also local shops at Hamsey Green, good schools to include Warlingham High and 403 bus route. The property is a most attractive 'Lawdon' style property and while slightly extended to the ground floor there is scope for further extension. Situated on a corner plot and with a detached garage to the side and a large garden approximately a third of an acre, there is also a gate at the bottom of the garden which has access to woodland. There is also an opportunity to create a much larger family home (STPP). Permission was previously granted albeit this has now expired.

The property currently offers 1220 square feet of accommodation which includes three bedrooms, two doubles and one single and a family bathroom to the first floor with a large, through lounge and a separate dining room to the ground floor in addition to the kitchen.

Audley Drive is a popular, quiet cul-de-sac located within walking distance of Warlingham High School, shops at Hamsey Green and a regular bus route with regular buses in to Croydon and Sanderstead. Riddlesdown Common and Kings Woods are both within a short walk and offer delightful open spaces for walking. No onward chain.









**Tenure: Freehold**

**Local Authority: Tandridge 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

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