



RAYNERS
TOWN & COUNTRY

70 SUNNYBANK
WARLINGHAM, SURREY, CR6 9SS

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GUIDE PRICE £515,000

Nestled in the sought-after village of Warlingham, this beautifully presented three-bedroom semi-detached home offers stylish and comfortable living throughout. The spacious through lounge diner creates a welcoming heart of the home, complete with a charming feature fireplace and stove that adds warmth and character. A sleek, modern kitchen provides a practical and contemporary space, while upstairs you'll find two generous double bedrooms and a well-proportioned single bedroom, ideal for a home office or nursery. The bathroom is finished to a high standard with a shower bath, offering a relaxing retreat. Outside, the property benefits from driveway parking, making everyday convenience a breeze. This inviting home is perfect for families or professionals seeking a blend of village charm and modern living.







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

VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT

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

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