



1 HAWTHORN CLOSE, WARLINGHAM  
SURREY, CR6 9AZ

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## GUIDE PRICE £300,000

Beautifully refurbished two-bedroom ground floor maisonette located close to the heart of Warlingham Village. This stylish home has been finished to a high standard throughout, offering modern and comfortable living in a convenient location. The property features a contemporary kitchen with modern fittings, a sleek bathroom, and two well-proportioned bedrooms. The bright and spacious living area benefits from plenty of natural light, creating a warm and welcoming atmosphere. Outside, there is a private garden ideal for relaxing or entertaining, as well as private parking for added convenience. Situated close to Warlingham Village with its range of shops, cafes, and transport links, this property perfectly combines style, comfort, and practicality – an ideal home for first-time buyers, downsizers, or investors alike.

**Tenure: Leasehold**

**Lease Length: 150 Years from January 2023**

**Current charges are:**

**Ground Rent TBC**

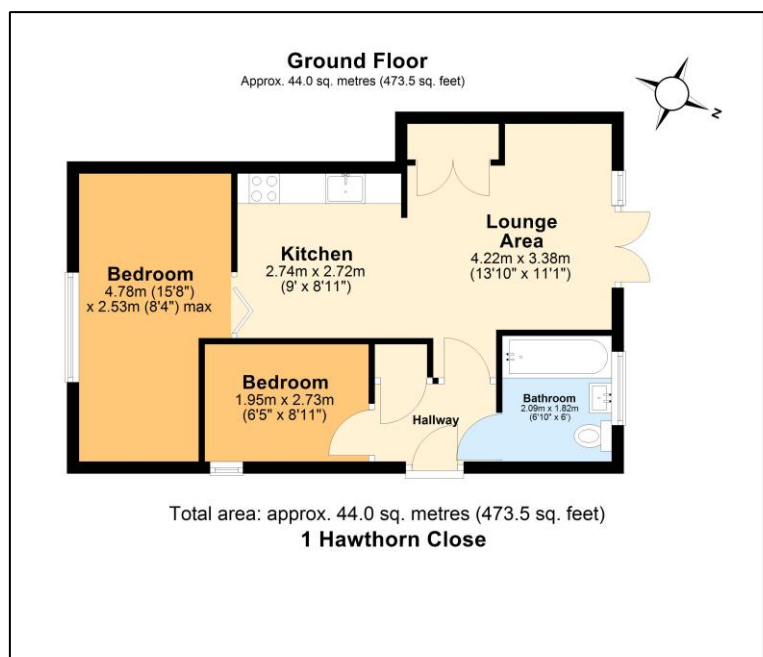
**Service charge : Approx £1050 per annum**

**Local Authority: Tandridge District council**

**EPC Rating: D**

**Council Tax Band: C**

**This information has been provided by the seller and will need to be verified through solicitors .**



## SALES

2 GLEBE ROAD, WARLINGHAM, SURREY, CR6 9NJ

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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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