



RAYNERS
TOWN & COUNTRY

2 ALBERT ROAD
WARLINGHAM, SURREY, CR6 9EP

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Guide Price £389,500

Offered to the market with no ongoing chain, this three-bedroom end of terrace house is situated in a quiet no-through road, providing a peaceful and family-friendly setting.

The property occupies a generous corner plot with a level rear garden and off-street parking, offering excellent potential to extend or improve (STPP).

Internally, the home would benefit from modernisation, allowing buyers the perfect opportunity to update and personalise to their own taste. The accommodation currently comprises an entrance hall, spacious living/dining room, kitchen, three bedrooms, and a family bathroom.

Outside, the property enjoys a private rear garden, ideal for families or those who enjoy outdoor entertaining, as well as side access and space to extend subject to planning consent.

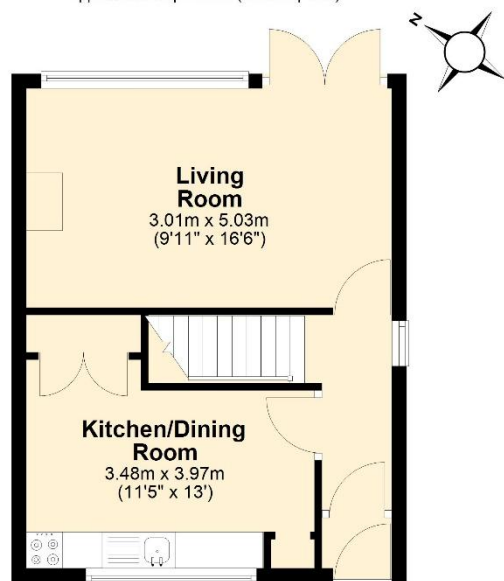
This is an ideal purchase for first-time buyers, investors, or anyone looking for a property with great potential in a sought-after location.





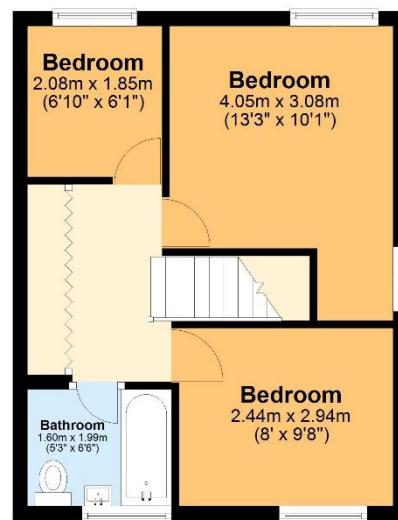
Ground Floor

Approx. 33.2 sq. metres (357.0 sq. feet)



First Floor

Approx. 33.2 sq. metres (357.0 sq. feet)



Total area: approx. 66.3 sq. metres (714.0 sq. feet)

2 Albert Road, WARLINGHAM

Tenure: Freehold Local Authority: Tandridge District Council

Council Tax Band: D

EPC Rating: F

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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