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TOWN & COUNTRY

25 TRENHAM DRIVE  
WARLINGHAM, SURREY, CR6 9RU



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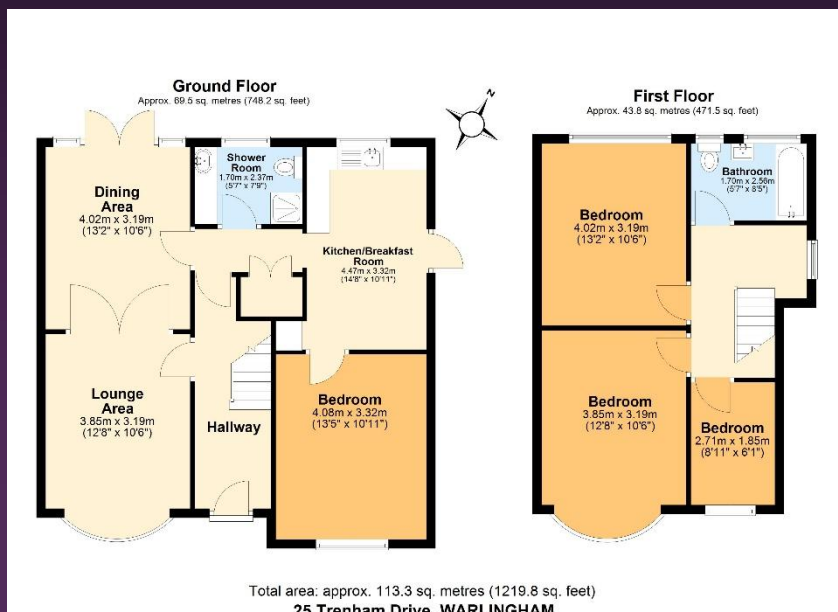
GUIDE PRICE £595,000

Situated at the end of a cul-de-sac is this extended four bedroom semi-detached home offers generous and versatile accommodation, ideal for families or buyers looking to create their ideal living space. The first floor provides three well-proportioned bedrooms and a family bathroom, while the ground floor features two reception rooms, a kitchen and a fourth bedroom, offering flexibility for home working, guests or multi-generational living. Outside, the property benefits from parking to the front, with gardens to both the front and rear. A particularly appealing feature is the large garage located to the rear, providing excellent storage or potential for further use, subject to the usual consents. There is also vehicular access down the side to the garage. Conveniently situated close to local shops at Hamsey Green and within reach of well-regarded local schools, the property enjoys a practical and family-friendly location. While the house would benefit from some updating, it offers fantastic scope and space to add value and personalise throughout. Offered to the market with no onward chain, this is a superb opportunity not to be missed.









**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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