



RAYNERS
TOWN & COUNTRY

CEDAR CLOSE
WARLINGHAM, SURREY, CR6 9DL

15 CEDAR CLOSE

WARLINGHAM, SURREY, CR6 9DL

Guide Price £550,000

This modern four double bedroom end of terrace property, built in 2012, is located in a quiet cul-de-sac within walking distance of Warlingham Green. The ground floor features a spacious open-plan kitchen, living, and dining area that is bright and airy, with direct access to a level, westerly-facing rear garden. The first floor hosts three double bedrooms, while the top floor is dedicated to a spacious master bedroom with en-suite facilities.

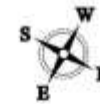
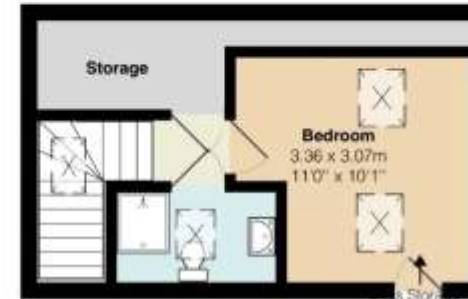
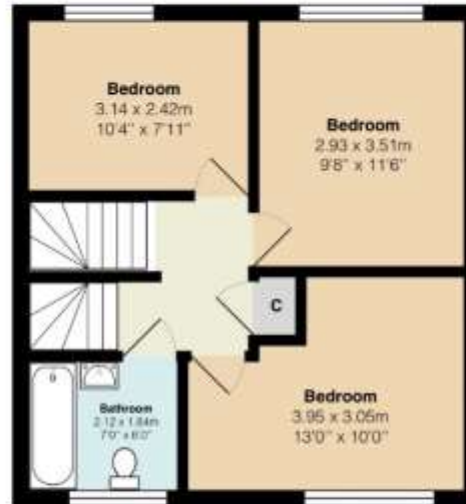
The home benefits from gas central heating and solar thermal panels on the roof, which supplement the hot water system for added energy efficiency and an electric charging point on the drive. With its contemporary design, spacious accommodation, and eco-friendly features, this property offers comfortable living in a convenient and sought-after location. The garden is level, Westerly facing and there is parking to the front and rear of the property.

Situated in a highly desirable location, this home offers the perfect blend of comfort, convenience, and natural beauty. With Blanchmans Nature Reserve just steps away, you can enjoy scenic walks and nature exploration right on your doorstep. Additionally, essential amenities such as Sainsbury's and convenient bus routes are within easy reach, making daily life even more practical and enjoyable. Call now to register your interest.





15 Cedar Close



Total Area: 123.8 m² ... 1333 ft²

All measurements are approximate and for display purposes only

Tenure: Freehold

Local Authority: Tandridge District Council

Council Tax Band: E

EPC Rating: C

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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