

HUNTERS®

HERE TO GET *you* THERE



Hamsey Green Gardens

Warlingham, CR6 9RQ

£455,000



Hunters are delighted to present this spacious three-bedroom semi-detached unto the sales market. The accommodation comprises of living room, dining room, fitted kitchen, upstairs bathroom, two double bedrooms, and a single bedroom. The benefits include gas central heating and double glazing.



Entrance Hall
Radiator, Laminated flooring, and understairs cupboard

Living room 13'8" x 11'3" (4.17 x 3.43)
Front aspect double-glazed window, radiator, laminated floor, and picture rail.

Kitchen 6'5" x 8'0" (1.97m x 2.46m)
Range of base and wall hang kitchen cupboards units, wall, and floor tiles, wall hang boiler, double glazed door to rear garden.

Dining room 13'9" x 10'2" (4.21m x 3.10)
Rear aspect double-glazed window, radiator, and laminated floor.

Bedroom 1 13'9" x 10'0" (4.20m x 3.07m)
Rear aspect double-glazed, storage cupboard, radiator, and picture rail.

Bedroom 2 13'5" x 10'3" (4.09 x 3.13)
Front aspect double glazed window, radiator, picture rail, carpet as laid.

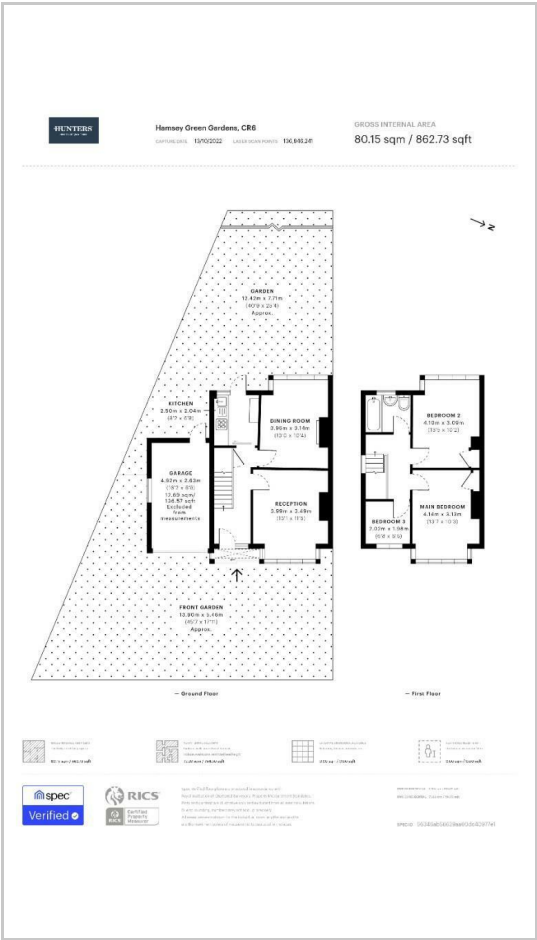
Bedroom 3 7'3" x 6'7" (2.21 x 2.02)
Front aspect double glazed window, radiator, carpet as laid and storage cupboard.

Rear garden 42'6" x 23'1" (12.96 x 7.04)
Well defined boundaries are mainly laid to lawn.

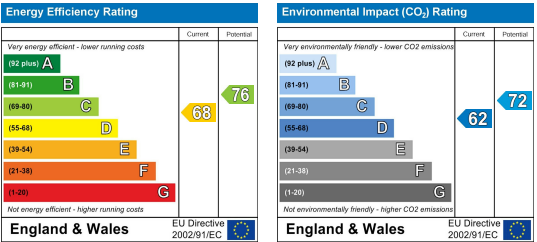
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.