



Shelton Avenue, Warlingham, Surrey, CR6 9NF

**Pollard Machin**

estate agents since 1885

Shelton Avenue  
Warlingham  
Surrey CR6 9NF

**Pollard Machin**

estate agents since 1885

Monthly Rental Of £1,850

An exceptionally well presented unfurnished two-bedroom semi-detached bungalow which has been tastefully renovated & benefits from a circa 70' southerly aspect rear garden, off street parking. Comprising entrance hall, master bedroom with bay window, second bedroom currently arranged as a utility room. The extended 16'8 long modern fitted kitchen has integrated full size fridge and freezer, double oven, 5 ring hob, microwave and warming drawer, separate dining room and 19'1x12'5 conservatory enjoying views of the garden and bi-folding doors onto the decking area. The southerly aspect rear garden features a sandstone patio, lawn area, summer house/home office and gated side access. The property benefits from off street parking, loft storage, double glazing, gas central heating and a newly fitted Worcester Bosch boiler.

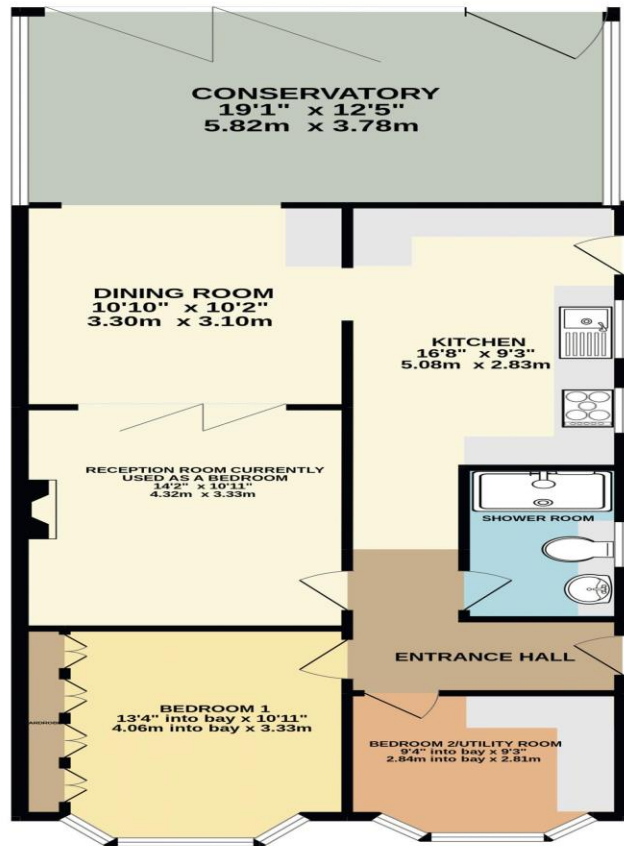


Shelton Avenue is a no through road located in close proximity of Warlingham Village housing a selection of shops, restaurants and local pubs as well as a supermarket. There is also a Sainsburys Supermarket in the local vicinity along with the open space of 'Blanchmans Farm', Greenacres Leisure Centre, Warlingham Rugby Club, whilst the property is conveniently situated for 3 popular Golf Clubs - Farleigh, Woldingham and Purley Downs. Upper Warlingham Station provides links into London whilst Gatwick Airport is easily reached via the M25/23.

EPC Rating - D. Croydon Council Tax Band - D. Deposit - £2130.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2022

The Agents has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.



**Viewings Strictly by Appointment Only**

**Pollard Machin Estate Agents**  
**45 Limpsfield Road**  
**Sanderstead**  
**Surrey**  
**CR2 9LA**  
**Tel: 020 8657 4466**

**Email: [sales@pollardmachin.co.uk](mailto:sales@pollardmachin.co.uk)**  
**Web: [www.pollardmachin.co.uk](http://www.pollardmachin.co.uk)**

**Selling exclusive homes throughout Surrey**

**Pollard Machin**

estate agents since 1885