



EST 1973  
**Paul Meakin** £289,995 Court Farm Road, Warlingham, CR6 9BL  
 ESTATE AGENTS



**-OVER 50'S ONLY-**  
 Paul Meakin would like to welcome to the market this stunning, 'chain free' park home located in Warlingham. This light and spacious home offers two double bedrooms, one with an en-suite shower room, re-fitted bathroom, separate study/office room, living room and dining room leading through to the fully integrated kitchen. There is off street parking and garden space.



Located on tithepit shaw lane, you are only a short walk away from the local shops at Hamsey green and on the 403 bus route, keeping you well-connected. Court Farm Park backs onto Riddlesdown, a common ideal for walks and enjoying the reaching views. Despite being tucked away in this quiet, secluded location, the property is only a five-minute drive from Upper Warlingham and Whyteleafe stations.

Call now to book a viewing and appreciate this delightful home and location.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

**TAX BAND: G**

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Living room  
17'4" x 9'6" (5.29 x 2.90)

**OVER 50'S**

Dining room  
7'4" x 9'0" (2.26 x 2.75)

Kitchen  
10'4" x 9'1" (3.17 x 2.77)

Bedroom  
10'6" x 9'1" (3.21 x 2.78)

Bedroom  
9'4" x 9'3" (2.85 x 2.83)

Bathroom  
6'7" x 5'10" (2.01 x 1.80)

En-suite  
4'7" x 9'2" (1.42 x 2.80)

Office  
5'1" x 5'11" (1.56 x 1.81)

