



TAX BAND: E

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CHAIN FREE

Nestled in the charming area of Martin Close, Warlingham, this delightful chalet-style semi-detached family home offers a perfect blend of comfort and versatility. Built in 1950, the property spans an impressive 1,282 square feet and boasts a well-thought-out layout that is ideal for modern family living.

Upon entering, you are greeted by a bright and inviting living room that flows seamlessly into a spacious conservatory, providing an abundance of natural light and a lovely view of the beautifully landscaped garden. The home features three reception rooms, allowing for ample space to entertain guests or enjoy quiet family time. The refitted kitchen breakfast room is both functional and stylish, making it a wonderful space for culinary creativity.

This property comprises three well-proportioned bedrooms, ensuring that there is plenty of room for family and guests alike. With two bathrooms, morning routines will be a breeze, adding to the convenience of this lovely home. The secluded garden is a true highlight, offering a tranquil retreat for outdoor relaxation and play.

Additionally, the property includes a garage and a driveway, providing ample parking space. Located in a desirable cul de sac area, residents will benefit from easy access to local shops in Hamsey Green, as well as a selection of schools and excellent transport links.

This chain-free home is well presented throughout and offers scope for further extension, subject to planning permission. It is a must-see property that combines comfort, style, and potential in a fantastic location. Don't miss the

- 'Chain Free'
- Three bedroom chalet semi detached
- Level cul de sac location
- Close to Hamsey Green shops
- Three reception rooms
- Refitted kitchen
- Two bathrooms
- Well presented throughout

Hallway

Study / reception room
11'8 x 9'10 (3.56m x 3.00m)

Living room
15'5 x 12'9 (4.70m x 3.89m)

Kitchen
13'6 x 10'1 (4.11m x 3.07m)

Conservatory
11'4 x 9'6 (3.45m x 2.90m)

Bathroom

Bedroom
10'5 x 8'3 (3.18m x 2.51m)

Landing

Bedroom
14'6 x 8'4 (4.42m x 2.54m)

Bedroom
11'8 x 10'11 (3.56m x 3.33m)

Bathroom

Garden

Garage/ Storage
9'7 x 9'1 (2.92m x 2.77m)

Driveway

