



29 Blanchmans Road, Warlingham - CR6 9DF

Guide Price **£725,000**





29 Blanchmans Road

Warlingham, Warlingham

A well-presented four double bedroom family home that has undergone extensive modernisation and extension by the current owners to create this wonderful family home. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Four double bedrooms
- Extended
- Garden Studio
- Utility Room
- En-suite shower to Master Bedroom
- Open planned kitchen living room



A well presented four double bedroom family home that has undergone extensive modernisation and extension by the current owners to create this wonderful family home.

The accommodation briefly comprises an entrance hall with wood floor and built in storage cupboard. Downstairs cloakroom with low level w.c and wash basin. The kitchen/family room has been extended to create a spacious open plan kitchen/dining room with bifold doors leading to the rear garden. The kitchen has been fitted in a range of base and eye level units with butchers block worksurfaces over, Velux window. Built in dishwasher and Kenwood style range oven. Door leads to the utility room with space for washing machine and door to the rear garden.

The LOUNGE/DINING ROOM is a spacious double aspect room with bifold doors leading to the rear garden and double glazed window to the front aspect, wooden flooring. A turning staircase leads from the entrance hall to the first floor landing with access to the loft.

The main bedroom has a range of fitted wardrobes with sliding doors. Door to en-suite shower room comprising walk in shower, wc, wash basin, tiled walls and floor and heated towel rail. There are three further double bedrooms and a family bathroom comprising a Whirlpool bath, wash basin, wc, tiled floor and walls and a heated towel rail.

Outside The the front of the property is a driveway providing off street parking leading to the integral garage with electric up and over door. The rear garden has a patio leading to the remainder of the garden mainly laid to lawn with a further patio at the end of the garden. Garden studio/summer house with attached shed which would be perfect as a home office or games room and has double glazed doors and electric heating.

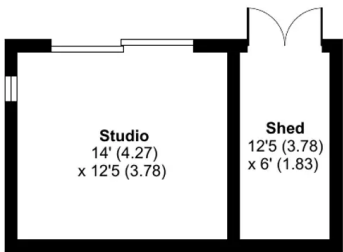
As part of the service we offer, we may recommend ancillary services to you which we believe will help your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services, but where you do, you should be aware of the following referral fee information. Taylor Rose MW - £200



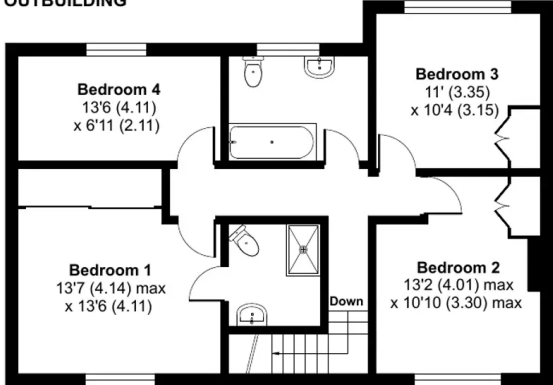
Blanchmans Road, Warlingham, CR6



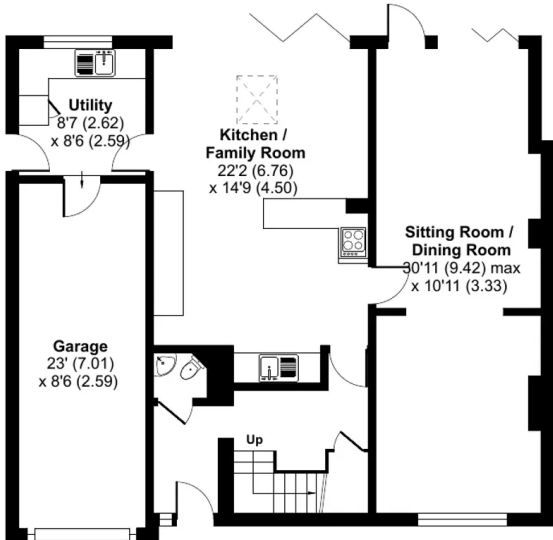
Approximate Area = 1639 sq ft / 152.2 sq m
 Garage = 196 sq ft / 18.2 sq m
 Studio / Shed = 250 sq ft / 23.2 sq m
 Total = 2085 sq ft / 193.6 sq m
 For identification only - Not to scale



OUTBUILDING



FIRST FLOOR



GROUND FLOOR





Park & Bailey Warlingham

Park & Bailey, 426 Limpsfield Road - CR6 9LA

01883 626326 • warlingham@parkandbailey.co.uk • www.parkandbailey.co.uk/