



20 Court Farm Road, Warlingham - CR6 9BD

Guide Price **£725,000**





20 Court Farm Road

Warlingham, Warlingham

Situated in the village of Warlingham, this charming property offers the epitome of family living. Nestled on Court Farm Road, this four-bedroom detached home boasts an array of desirable features, including a spacious lounge, a well-appointed kitchen/diner, a garage, and ample off-street parking.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Four-bedroom detached family home
- Generously proportioned lounge
- Off-street parking facilities
- Well-equipped kitchen/diner
- Located in the sought-after area of Warlingham
- Close proximity to local amenities and transportation links



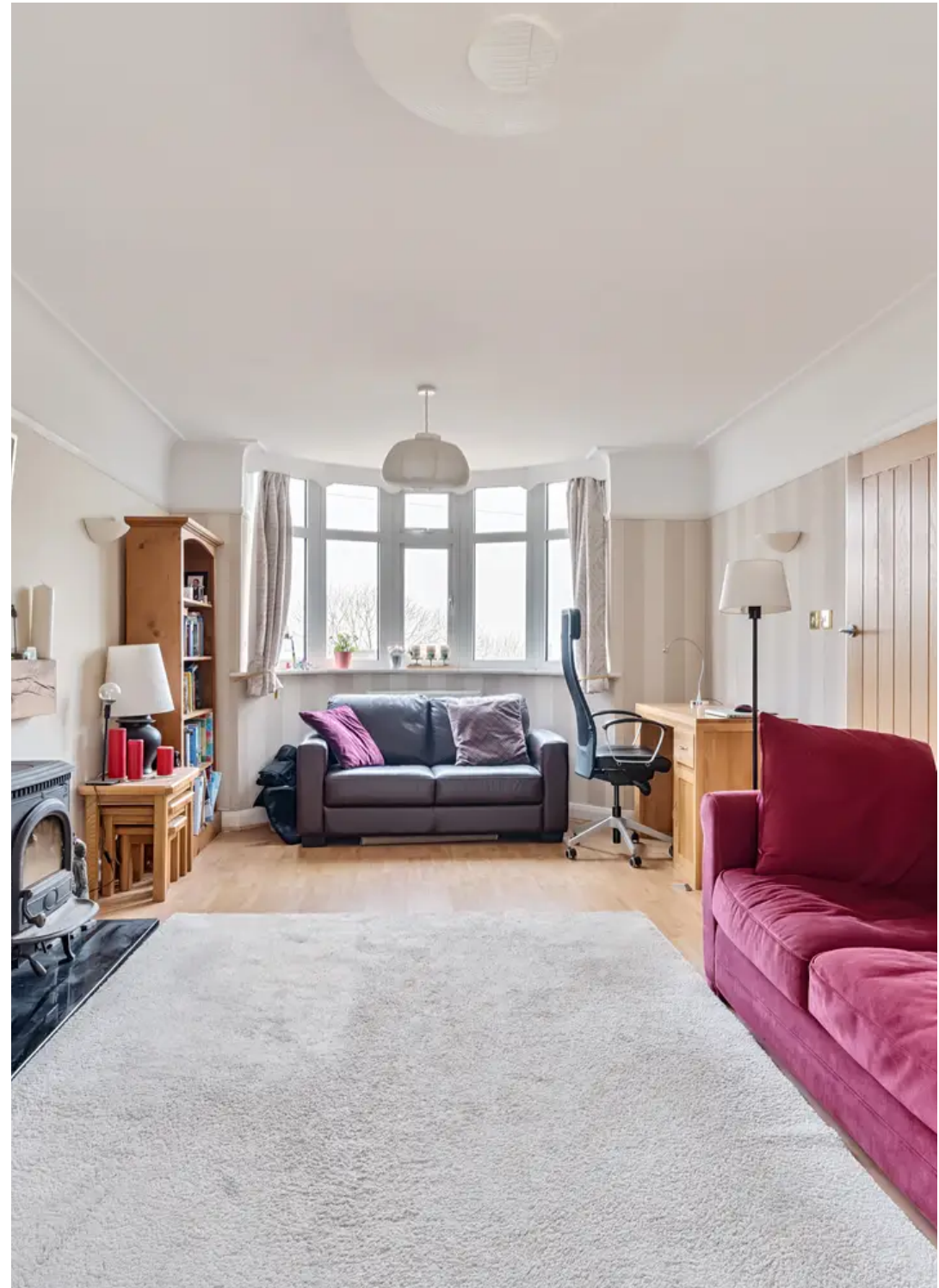
Upon entering this delightful home, you are greeted by a sense of space and warmth. The large lounge area provides the perfect setting for relaxation and entertaining guests, featuring ample natural light and a welcoming ambiance.

The kitchen has been knocked through to the dining room to create a spacious kitchen/diner which is a focal point of the home, offering a modern and functional space for culinary endeavours and family gatherings. With its contemporary fittings and ample dining space, it is sure to be the heart of the home. Off the kitchen you have side access with a downstairs w/c.

Upstairs, the property boasts four well-proportioned bedrooms, providing comfortable accommodation for the entire family. The master bedroom benefits from lovely views offering convenience and privacy.

Whether you're seeking a peaceful retreat or a vibrant community atmosphere, this property offers the perfect balance of comfort, space, and convenience for modern family living.

located on a convenient residential road to located in a quiet residential cul de sac with only a short distance from Warlingham Green with its range of local shops, restaurants, pubs, and Sainsbury's. Leisure pursuits in the area include golf at Woldingham Golf Club and tennis at Woldingham Lawn Tennis Club. Local schools in the district include village primary schools in Warlingham and Woldingham as well as Caterham School, Woldingham School for Girls, Whitgift, and Trinity senior schools. There is a footpath from Court Farm Road to Upper Warlingham Station in Zone 6. Whyteleafe station is also within walking distance - Both provide direct services to London Victoria and London Bridge in 35-45 minutes. There are local bus services to Warlingham, Sanderstead, and Croydon. 5 mins walk from Upper Warlingham Station - zone 6 and 35 minutes to Victoria on the trains that run every half an hour. 10 minute's drive to the M25 and less than an hour to Euro Tunnel. 10 minutes walk to Warlingham shops.

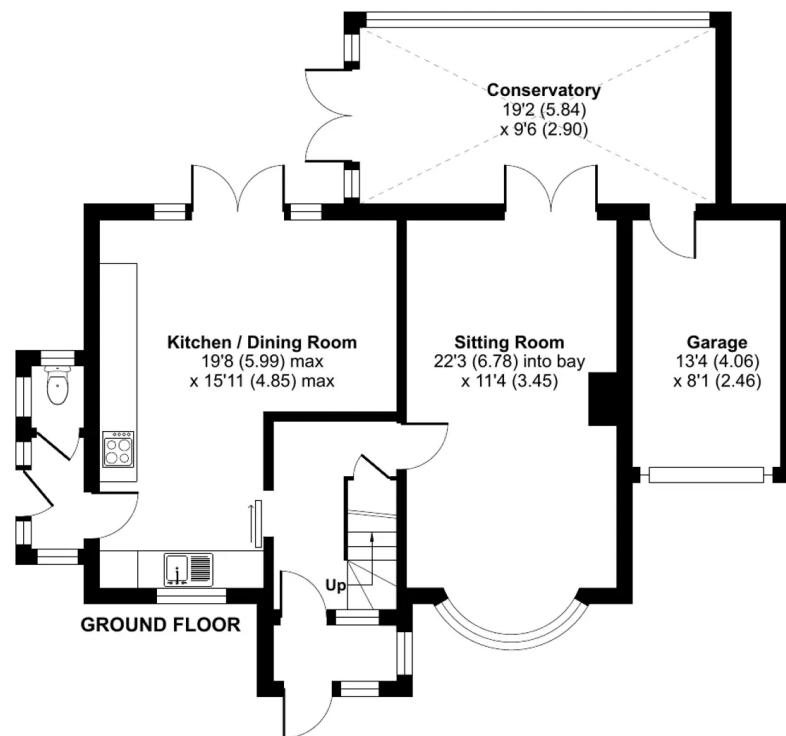
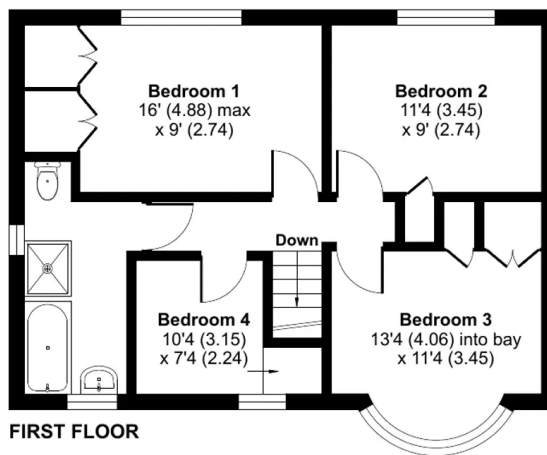




Court Farm Road, Warlingham, CR6

Approximate Area = 1500 sq ft / 139.3 sq m (includes garage)

For identification only - Not to scale





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