



Hillbury Road, Warlingham - CR6 9TA

Guide Price £450,000





## Hillbury Road

Warlingham, Warlingham

A three bedroom semi detached family home situated in a sought after location within easy reach of two main line train stations, with stunning views

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D



A three bedroom semi detached family home situated in a sought after location within easy reach of two main line train stations, with stunning views over Whyteleafe Park.

Double glazed front door with window to side, to spacious Entrance Hall Lounge/Diner with double glazed window with views over Whyteleafe Park to the front, brick built fireplace with gas fire.

Open plan to Dining Room with double glazed window and door leading to the rear gardens, serving hatch to

Kitchen fitted in a range of base and eye level units with work surfaces over, double glazed window to side and rear with double glazed door to side aspects.

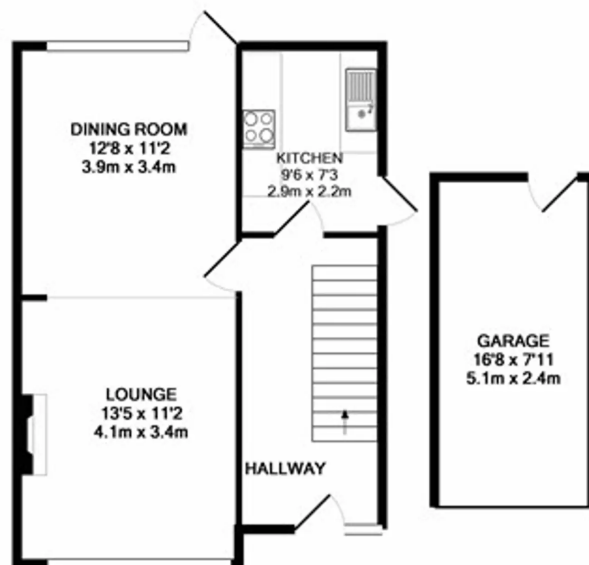
Staircase from Entrance Hall to first floor landing with double glazed window to sides, loft access.

Bedroom 1 with double glazed window to front, fitted cupboards, in built cupboard. Stunning views over Whyteleafe Park. Bedroom 2 with double glazed window overlooking rear gardens. Bedroom 3 with double glazed window to front. Bathroom with panel enclosed bath, pedestal wash basin, 1/2 tiled walls, airing cupboard, double glazed window overlooking to rear, radiator Separate wc

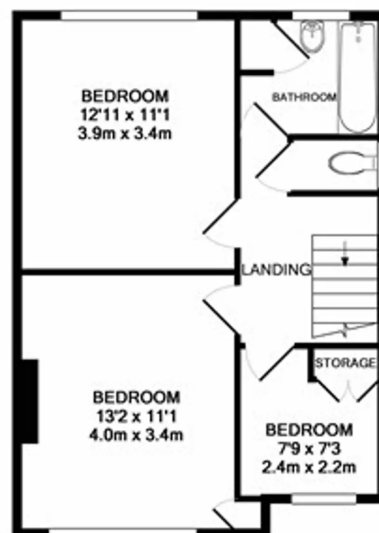
Rear garden with patio area. Steps leading to area of level lawn with path to side leading to remainder of gardens with hard standing and areas of level and sloping lawns.

Front Gardens - Drive way leading to a garage remainder of garden laid to lawn. (access to the garage is restricted due to the steep driveway).





GROUND FLOOR  
APPROX. FLOOR  
AREA 599 SQ.FT.  
(55.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 465 SQ.FT.  
(43.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1065 SQ.FT. (98.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
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## Park & Bailey Warlingham

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