



The Meadows, Warlingham - CR6 9JJ

Guide Price £725,000





4 The Meadows

Warlingham, Warlingham

A modern four bedroom detached family home with lounge, dining room and conservatory situated in a sought after cul-de-sac located a short walk of Warlingham Village Green.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Lounge
- Conservatory
- Dining Room
- Kitchen
- Downstairs Cloakroom
- Master Bedroom with Ensuite Shower
- Four Bedrooms
- Bathroom
- Off Street Parking
- Garage



Description:

Nestled in a charming cul-de-sac, just a short stroll from the picturesque Warlingham Village Green, this four-bedroom detached property offers a perfect blend of comfort and convenience.

- **Entrance Hall:** Welcoming entrance hall with access to a downstairs cloakroom and the integral garage.
- **Lounge:** Bright and spacious lounge featuring a cozy fireplace with an electric fire and a brick surround. Bi-fold doors open into the conservatory, creating a seamless flow of space.
- **Conservatory:** Sunlit conservatory with double doors leading out to the beautifully landscaped rear garden.
- **Dining Room:** Separate dining room, ideal for formal gatherings and family meals.
- **Kitchen:** Overlooking the rear garden, the kitchen is fitted with an array of base and eye level units, providing ample storage and workspace.
- **Master Bedroom:** Master bedroom boasting two built-in double wardrobes and a private ensuite shower room.
- **Bedroom Two:** Spacious double bedroom with plenty of natural light.
- **Bedroom Three:** Another comfortable double bedroom.
- **Bedroom Four/Study:** Single bedroom currently utilized as a study, perfect for home working or as an additional bedroom.
- **Family Bathroom:** Well-appointed family bathroom, with bath, wash basin with cupboard below and low level w.c.
- **Driveway:** Driveway providing off-street parking for two cars.
- **Garage:** Integral garage with convenient access from the entrance hall.
- **Rear Garden:** Landscaped, level rear garden offering a serene outdoor space for relaxation and entertaining.

This delightful property is perfect for families or downsizers seeking a peaceful yet convenient location, with easy access to local amenities and the charm of Warlingham Village Green. Don't miss the opportunity to make this wonderful house your home.

Contact us today to arrange a viewing!



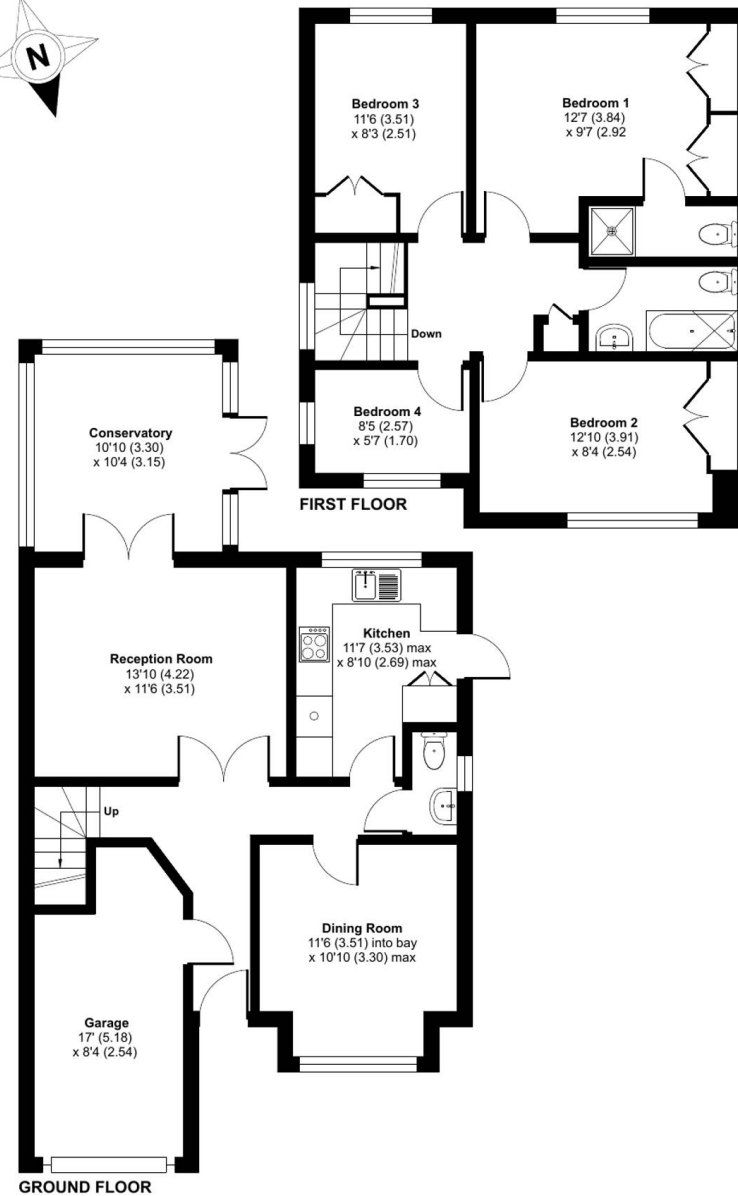
The Meadows, Warlingham, CR6

Approximate Area = 1236 sq ft / 114.8 sq m

Garage = 124 sq ft / 11.5 sq m

Total = 1360 sq ft / 126.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nlchecom 2024. Produced for Park & Bailey. REF: 1160502



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