



Harrow Road, Warlingham - CR6 9EY

In Excess of **£500,000**





Harrow Road

A four bedroom semi detached family home with Study, Lounge and conservatory with a bonus loft room. Situated in a sought after location backing on to woodland.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Kitchen/Breakfast Room
- Lounge/Dining Room
- Study
- Off Street Parking
- Garden backing woods
- Four bedrooms



Ground Floor:

- **Kitchen/Breakfast Room:** The heart of the home, this kitchen/breakfast room fitted with an extensive range of units with work surfaces over.
- **Study:** Ideal for remote working or as a quiet retreat for reading and hobbies, the study offers a versatile space to suit your lifestyle needs.
- **Downstairs Cloakroom.**
- **Lounge/Dining Room:** This expansive room is perfect for family gatherings and entertaining guests. The lounge area flows seamlessly into the dining space, creating an inviting and flexible layout.
- **Conservatory:** A highlight of the property, the double-glazed conservatory offers views of the rear garden. This bright and airy space can be enjoyed all year round, providing an additional living area bathed in natural light.

First Floor:

- **Master Bedroom:** The master suite featuring a full wall of fitted wardrobes offering ample storage.
- **Second Bedroom:** A generously sized room, perfect for children or guests.
- **Third Bedroom:** Another well-proportioned bedroom, adaptable for various uses, from a nursery to a guest room.
- **Family Bathroom:** The family bathroom is beautifully appointed with a modern suite, including a bathtub with overhead shower, wash basin, and WC. |

Additional Features:

- **Loft/Bedroom:** A versatile addition to the home, the loft room can be used as a playroom, extra storage, or even a hobby space, offering endless possibilities.

Exterior:

- **Rear Garden:** The rear garden is a private oasis, perfect for outdoor dining, gardening, and relaxation. It offers a safe and secure environment for children to play and for adults to unwind.
- **Front Garden & Driveway:** The property benefits from a well-maintained front garden and a driveway providing off-road parking.

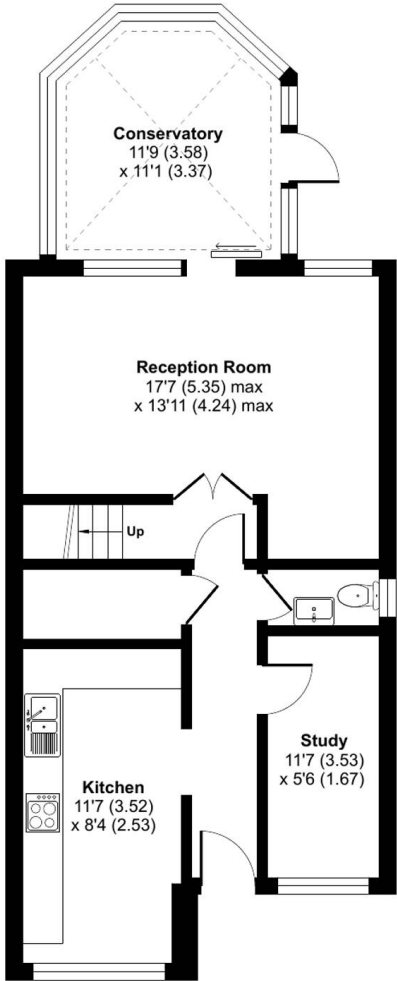
This delightful semi-detached family home is situated in a sought-after location, close to local amenities, schools, and transport links. It offers a perfect combination of space, style, and functionality, making it an ideal choice for growing families.



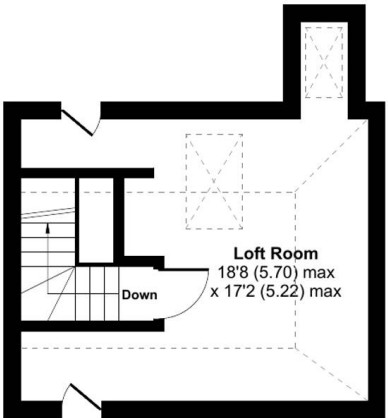
Harrow Road, Warlingham, CR6

Approximate Area = 1305 sq ft / 121.2 sq m
Limited Use Area(s) = 146 sq ft / 13.5 sq m
Total = 1451 sq ft / 134.7 sq m

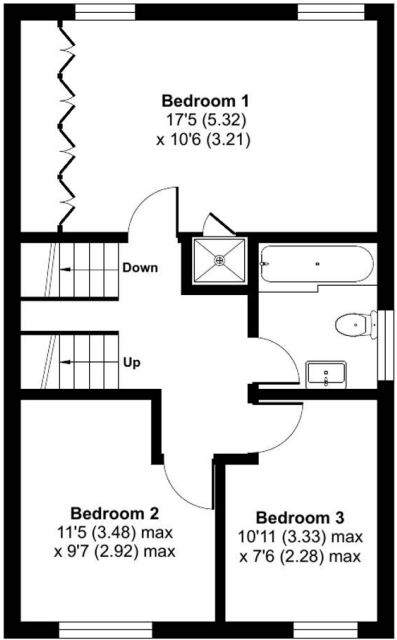
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GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlchecon 2024. Produced for Park & Bailey. REF: 1148352



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