



Gresham Avenue, Warlingham - CR6 9DG

Guide Price **£630,000**





Gresham Avenue

Warlingham

A three/four bedroom semi detached property that has been extended to create a spacious family home with kitchen/breakfast room, dining room or fourth bedroom, and a good size lounge with conservatory. This property comes with off street parking and a large level garden.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D



Double Glazed Front Door leading to a welcoming **Porch** with built-in storage.

Spacious **Entrance Hall** featuring under stairs storage.

- Modern **Shower Room** with: Walk-in shower. Low level WC. Wash basin with double cupboard below. Tiled walls and floor. Heated towel rail
- Fully equipped **Kitchen** with: Dishwasher. Fridge. Granite work surfaces
- Cosy **Dining Area** with: Range of built-in cupboards. Double glazed Velux window
- Practical **Utility Room** featuring: Fitted cupboards. Larder cupboard. Space and plumbing for washing machine. Cupboard housing the boiler. Door leading to the garden
- Beautiful **Rear Garden** with: Paved patio leading to the main garden. Area mainly laid to lawn with flower beds. Garden store. Raised fish pond. Rear access
- Comfortable **Lounge** with: Double glazed window to the front. Gas wood-effect fireplace. Bifold oak double glazed doors leading to the Conservatory
- Bright **Conservatory** featuring: Double glazed French doors with windows to either side, complete with inset blinds. Electric heater.

Versatile **Study/Bedroom/Playroom** with double glazed window to the front.

- Stylish **Bathroom** with: P-shaped bath with shower over. Hand wash basin. Low level WC. Double cupboard. Tiled walls. Heated towel rail
- Spacious **Landing** providing loft access and storage cupboard.

Bedroom 1: Fitted wardrobes (two double and one single) with cupboards over

- **Bedroom 2:** Fitted wardrobes. Double glazed window to the rear
- **Bedroom 3:** Built-in double wardrobe with mirrored doors



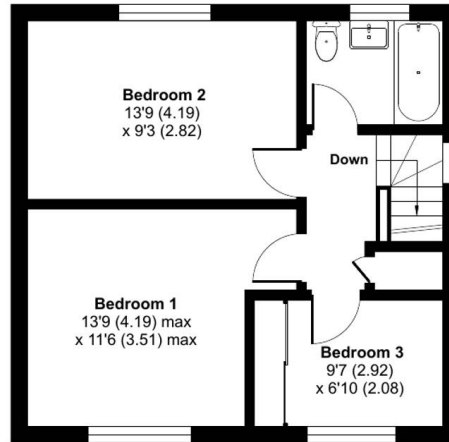
Gresham Avenue, Warlingham, CR6

Approximate Area = 1525 sq ft / 141.6 sq m

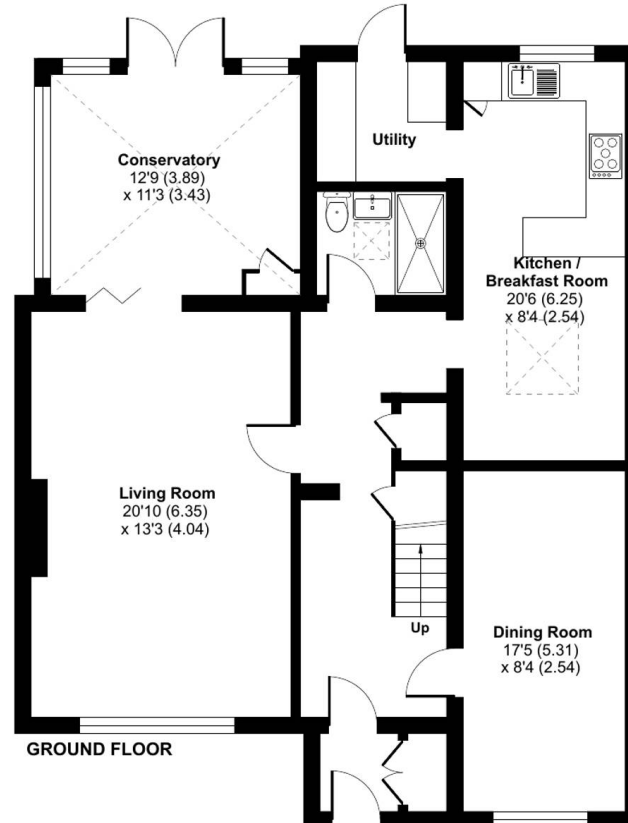
Outbuilding = 152 sq ft / 14.1 sq m

Total = 1677 sq ft / 155.7 sq m

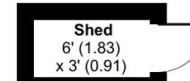
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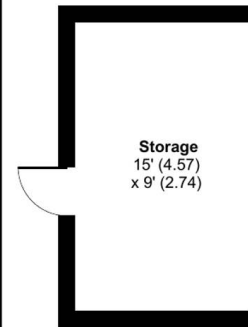
FIRST FLOOR



GROUND FLOOR



OUTBUILDING 2



OUTBUILDING 1





Park & Bailey Warlingham

Park & Bailey, 426 Limpsfield Road - CR6 9LA

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