



**Searchwood Road, Warlingham - CR6 9BB**

Guide Price **£750,000**





## Searchwood Road

Warlingham

A three bedroom detached family home offered for sale for the first time in over 70 years. The property offers a fantastic opportunity for the next owners to improve and extend to create a wonderful family home in a highly sought after location.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Detached Property
- Walking Distance to Upper Warlingham Station
- Potential to extend STPP
- Lounge
- Dining Room
- Three Bedrooms
- Garage and Off Street Parking



- **Through Lounge:** The heart of the home is a spacious through lounge that exudes warmth and character. Original oak panelling adorns the walls, adding a timeless touch to the space. Double doors open out to the expansive rear garden, creating a seamless indoor-outdoor living experience. A delightful corner bar enhances the room, perfect for entertaining guests.
  - **Dining Room:** Adjacent to the lounge, the separate dining room provides a more formal setting for family meals and special occasions. This versatile space is well-positioned near the kitchen, offering convenience and flexibility in use. There is also access to the downstairs cloak/shower room.
  - **Kitchen:** The kitchen offers a functional layout with ample storage and workspace. With a bit of modernisation, this could become a stylish and practical culinary hub for the household.
  - **Master Bedroom:** The master bedroom is a highlight, featuring double-aspect windows that flood the room with natural light. The generous size of this room presents an opportunity to reconfigure the space, potentially creating two double bedrooms if desired.
  - **Further Bedrooms:** The property offers an additional well-proportioned double bedroom and a cosy single bedroom, perfect for children, guests, or a home office.
  - **Family Bathroom and Separate W.C.:** The family bathroom retains its classic charm and is complemented by a separate W.C., adding practicality to the first-floor layout.
- Garage and Off-Street Parking:** The property benefits from a garage, providing secure parking or additional storage, alongside off-street parking for convenience.

- **Large Rear Garden:** The expansive rear garden is a true highlight, offering a private and tranquil space with stunning views over the surrounding area. This outdoor oasis is perfect for gardening enthusiasts, family gatherings, or simply enjoying the peace and quiet. The garden also benefits from a shed/workshop.

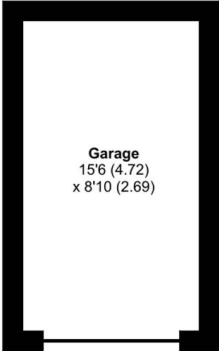
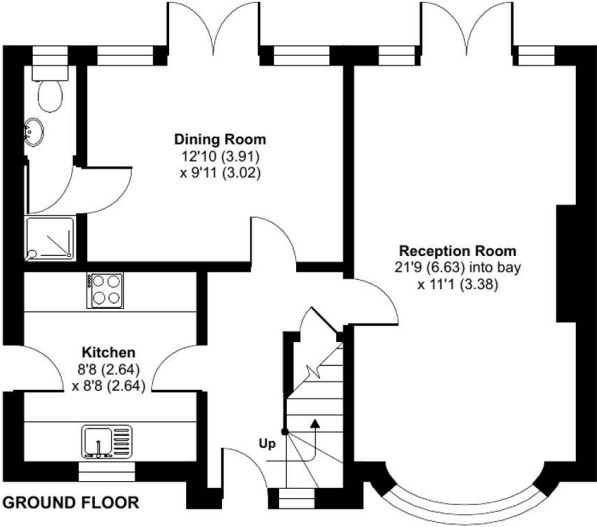
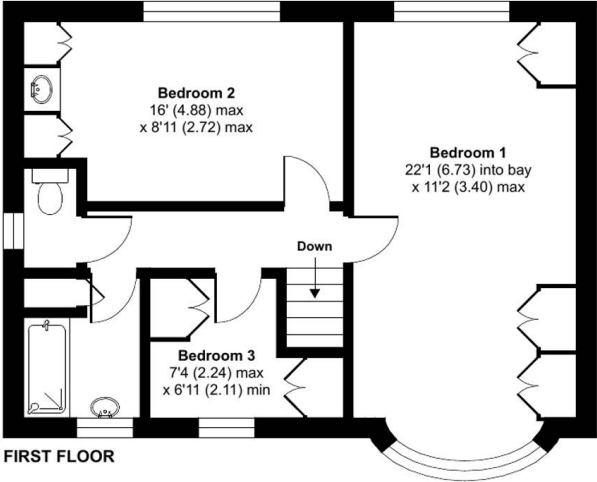
This three-bedroom detached home is a rare find, offering a unique blend of original features and the potential for modern updates. With its spacious rooms, large garden, and desirable location, it's an opportunity not to be missed. Perfect for families seeking a home with character and room to grow, this property invites you to make it your own.



# Searchwood Road, Warlingham, CR6

Approximate Area = 1133 sq ft / 105.3 sq m  
Garage = 136 sq ft / 12.6 sq m  
Store = 136 sq ft / 12.6 sq m  
Total = 1405 sq ft / 130.5 sq m

For identification only - Not to scale





## Park & Bailey Warlingham

Park & Bailey, 426 Limpsfield Road - CR6 9LA

01883 626326 • warlingham@parkandbailey.co.uk • [www.parkandbailey.co.uk/](http://www.parkandbailey.co.uk/)