



**Broadlands Drive, Warlingham - CR6 9HX**

Guide Price **£1,100,000**







## Broadlands Drive

Warlingham

Situated in a highly sought after private drive is this beautifully presented three double bedroom detached bungalow with two reception rooms and a kitchen/dining room. The property is set within beautifully presented level gardens and comes with off street parking and garage.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Entrance Hall
- Lounge
- Orangery
- Kitchen/Dining Room
- Three Double Bedrooms
- Utility Room
- Two Bath/Shower Rooms
- Large Driveway
- Double Garage
- Beautiful secluded gardens





### Property Details: Beautifully Presented Three-Bedroom Detached Bungalow

Situated on a highly sought-after private drive, this beautifully presented three-bedroom detached bungalow is offered in immaculate decorative order.

Combining spacious living areas with elegant touches, this home provides the perfect balance of comfort and style, set within a serene and secluded setting.

#### Accommodation:

- **Kitchen/Dining Room:** A stunning open-plan space, perfect for both cooking and entertaining. The kitchen boasts modern fixtures and fittings, with ample room for a dining table. A convenient lobby leads to the utility room for added practicality.
- **Lounge:** Featuring double doors and a cozy fireplace, the lounge offers a warm and welcoming atmosphere. Double doors lead into the Orangery, enhancing the sense of space and flow.
- **Orangery:** Bathed in natural light, the Orangery provides a relaxing space to enjoy uninterrupted views over the beautifully landscaped gardens.
- **Lobby:** conveniently leading to utility room and garden.

#### Bedrooms:

- **Three Double Bedrooms:** Each bedroom is generously sized, with doors opening directly onto the enchanting gardens, creating a seamless indoor-outdoor experience.

#### Bathrooms:

- There is a family bathroom fitted in a range of modern fittings, and a separate shower room.

#### Outside:

- **Driveway & Garage:** A large driveway offers off-street parking for several cars, leading to a large detached garage.
- **Secluded Gardens:** The property's stunning, private gardens are mainly laid to lawn and surrounded by mature hedgerows, providing a high degree of seclusion and tranquility. Perfect for outdoor living and entertaining.

This elegant bungalow offers refined living in an exclusive location, with beautifully landscaped south facing gardens that wraps around the bungalow.

With approximately a 1/3 of an acre.



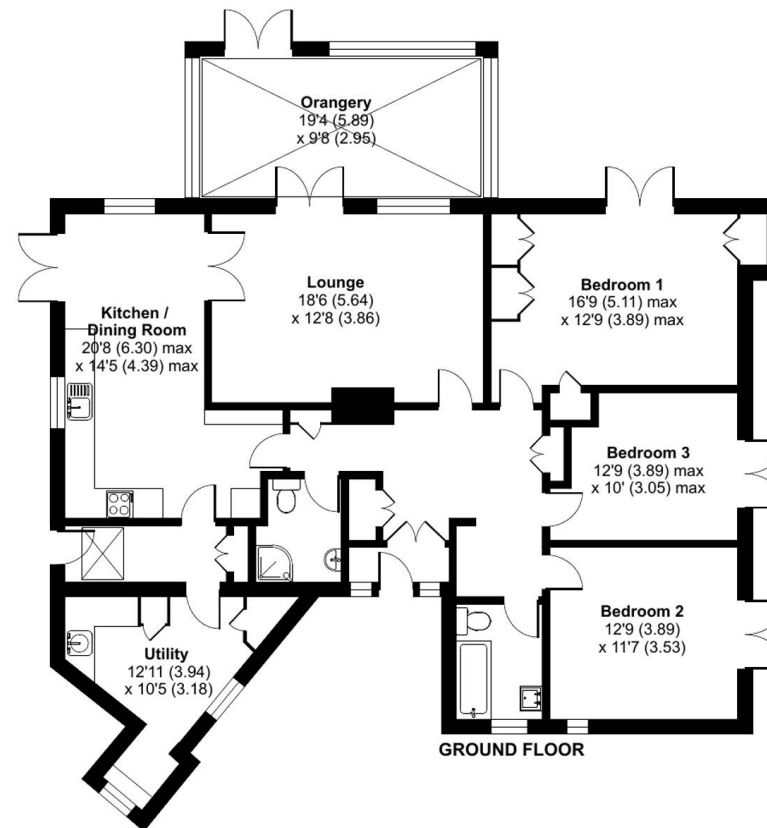
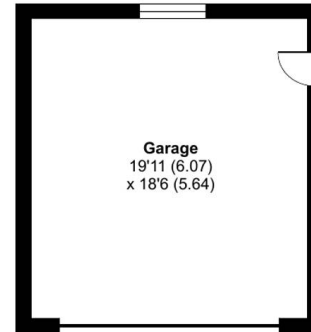
# Broadlands Drive, Warlingham, CR6

Approximate Area = 1659 sq ft / 154.1 sq m

Garage = 382 sq ft / 35.5 sq m

Total = 2041 sq ft / 189.6 sq m

For identification only - Not to scale







## Park & Bailey Warlingham

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