



Hamsey Green Gardens, Warlingham - CR6 9RT

Guide Price £450,000





Hamsey Green Gardens

Warlingham

Situated in a cul-de-sac location close to local shops, schools and bus route is this two bedroom cottage with two reception rooms and an extended kitchen.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Cul-de-sac location
- Sitting Room
- Dining Room
- Extended Kitchen
- Two Bedrooms
- Shower Room
- Level Rear Garden



Property Details: Charming Two-Bedroom Extended Cottage

Nestled at the quiet end of a cul-de-sac, this delightful two-bedroom extended cottage offers a perfect blend of tranquility and convenience. With scenic views over nearby sports fields, this home provides a peaceful retreat while being close to local amenities.

Accommodation:

- **Sitting Room:** A cozy and inviting space, ideal for relaxation.
- **Spacious Dining Room:** Perfect for entertaining, the dining area flows seamlessly into the extended kitchen.
- **Extended Kitchen:** Bright and airy, the kitchen offers views over the rear garden, with plenty of space for culinary creativity.

First Floor:

- **Two Bedrooms:** Well-proportioned and filled with natural light.
- **Shower Room:** Modern and functional, providing all the essentials.

Outside:

- **Front Garden:** Mainly laid to lawn, with the potential to create off-street parking if desired, subject to planning.
- **Rear Garden:** A level, private garden backing onto playing fields, offering an open outlook and an ideal spot for outdoor relaxation or gardening.

This property combines character with the potential to add your own touch, all in a peaceful, scenic location.



Hamsey Green Gardens, CR6

Approximate Area = 770 sq ft / 71.5 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). ©nlchecon 2024. Produced for Park & Bailey. REF: 1179672



Park & Bailey Warlingham

Park & Bailey, 426 Limpsfield Road - CR6 9LA

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