



11 West Parkside, Warlingham - CR6 9PT

Guide Price **£955,000**





11 West Parkside

Warlingham

* Guide Price £955,000 - £975,000 * A beautifully presented four double bedroom detached family home with three bathrooms and three reception rooms and a conservatory. The property is set in the highly sought after Greatpark development in 84 acres of beautifully presented park like grounds.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Boot Room/Study
- Dining Room/Office
- Living Room
- Kitchen/Breakfast Room
- Conservatory
- Master Bedroom with Dressing Room and Ensuite
- Second Bedroom with Ensuite
- Four Double Bedrooms
- Garage and Off Street Parking



- **Living Space:**

- **Entrance Hall:** Welcoming entrance hall with access to the cloakroom.
 - **Boot Room:** A versatile space with an extensive range of fitted furniture, originally designed as a study but easily converted back if desired.
 - **Dining Room:** Currently used as an office, providing flexibility for the new owners to adapt to their needs.
 - **Living Room:** Accessed through double doors from the entrance hall, this light and spacious room features further double doors leading to the rear garden.
 - **Kitchen/Breakfast Room:** The kitchen is fully fitted with a wide range of units, a breakfast bar, and modern appliances. Perfect for family meals and entertaining.
- **Conservatory:** A spacious L-shaped conservatory leads from the kitchen to the garden, offering additional living space and direct access to the garage.

- **First Floor:**

- **Master Bedroom:** A luxurious master suite with a dedicated dressing room fitted with wardrobes, leading to a private ensuite bathroom with both a bath and shower.
 - **Bedroom 2:** Another spacious double bedroom featuring fitted wardrobes and its own ensuite bathroom.
 - **Bedrooms 3 & 4:** Two further double bedrooms, offering ample space for family members or guests.
 - **Family Bathroom:** Servicing bedrooms 3 and 4, the family bathroom is modern and well-appointed.
- **Exterior:**
 - **Front Garden:** Well-maintained front garden with a driveway providing off-street parking.
 - **Garage:** Easily accessible from both the conservatory and the driveway.
 - **Rear Garden:** Private and enclosed, offering a lovely space for outdoor relaxation and entertaining.
- This home is a must-see for families looking for a substantial and versatile property in a prime location. Don't miss your chance to make this wonderful home yours!



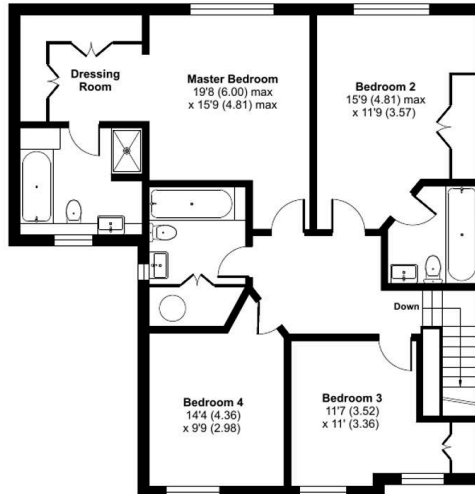
West Parkside, Warlingham, CR6

Approximate Area = 2034 sq ft / 188.9 sq m

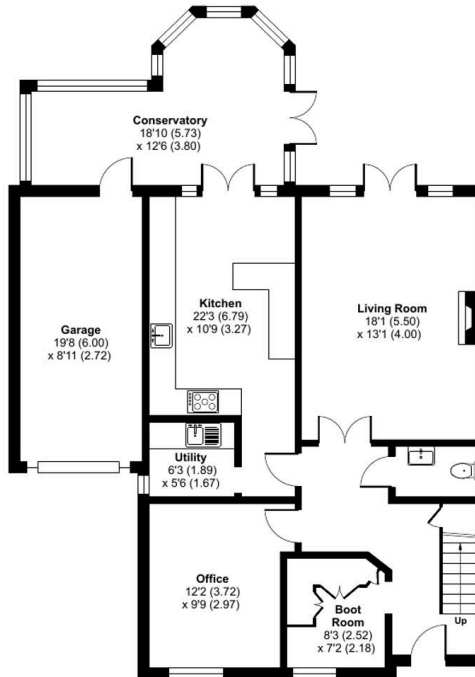
Garage = 179 sq ft / 16.6 sq m

Total = 2213 sq ft / 205.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR





Park & Bailey Warlingham

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