



44 The Green, Surrey - CR6 9NA

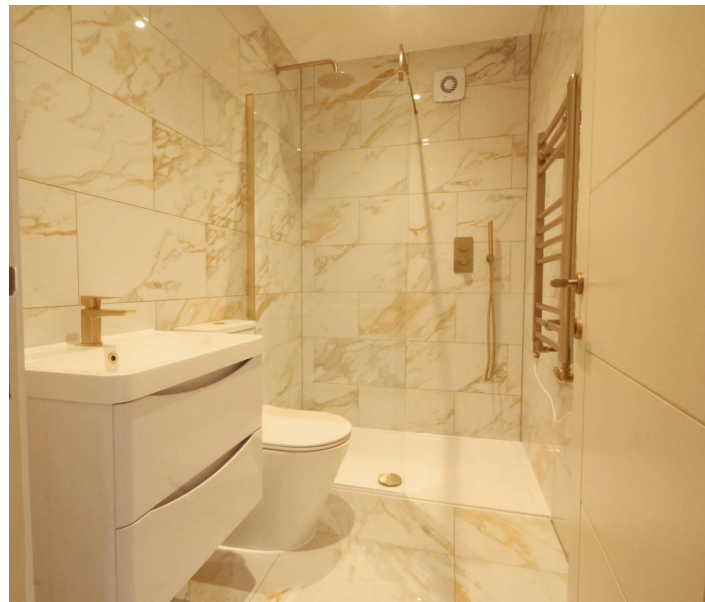
Guide Price **£399,950**





This impeccably finished two-bedroom first-floor apartment enjoys a prime location in the heart of Warlingham Village. Combining modern convenience with elegant design, this apartment has two double bedrooms, two bathrooms and a fantastic open plan Kitchen/Dining/Living Room. Council Tax band: TBD

- Brand New Apartment
- Fantastic Open Plan Kitchen/Living/Dining Room
- Master Bedroom With En-Suite
- Second Double Bedroom
- Balcony
- Allocated Parking

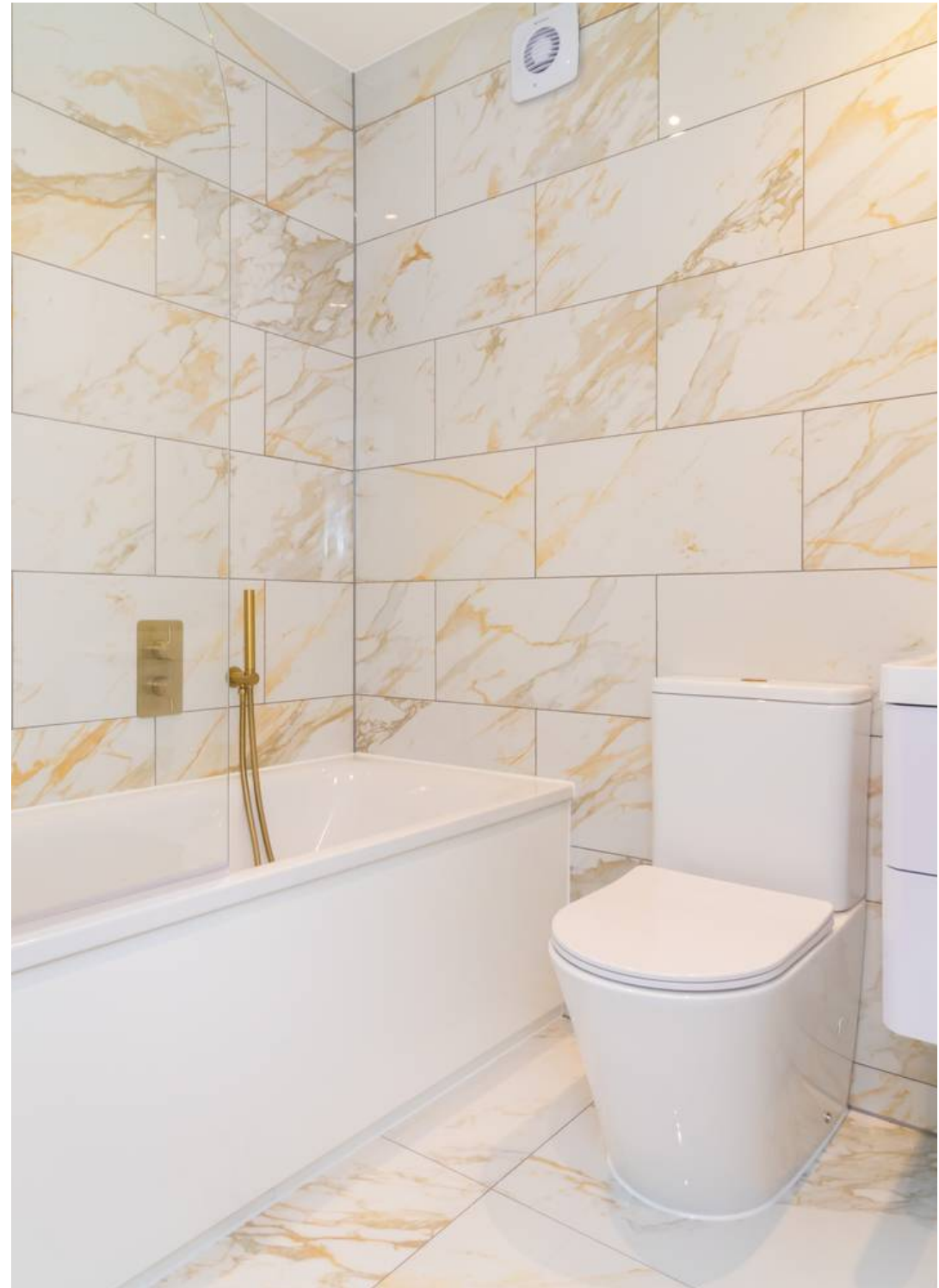


- **Spacious Entrance Hall:** Welcoming you into the home with ample space for storage or decorative pieces, offering an immediate sense of openness.
- **Open Plan Kitchen/Dining/Living Area:** The heart of the apartment is a large, open-plan living space perfect for entertaining or relaxing. The shaker-style fitted kitchen with quartz work surfaces is designed with modern living in mind, offering a range of integrated appliances including multi function oven, induction hob, fridge/freezer, washing machine and dishwasher, along with the added luxury of a Quooker tap for instant boiling and filtered water. The bi-folding doors flood the room with natural light and lead out onto the private balcony, providing a seamless indoor-outdoor living experience. A skylight adds to the bright and airy feel of the space, enhancing the modern aesthetic.
- **Shaker Style Fitted Kitchen:** The stylish kitchen features sleek shaker-style cabinetry and a selection of integrated appliances. It's perfectly complemented by a herringbone wood-effect floor, adding warmth and a touch of elegance to the area.
- **Main Bedroom with Ensuite:** The generously sized main bedroom offers the ultimate in comfort, complete with a luxurious ensuite bathroom, finished with high-quality fixtures and fittings.
- **Second Double Bedroom:** The second bedroom is also a spacious double, ideal for guests, a home office, or additional family members.
- **Contemporary Bathroom:** The fully tiled main bathroom is finished with contemporary wall and floor tiles, featuring premium fittings and fixtures for a modern, sophisticated feel.

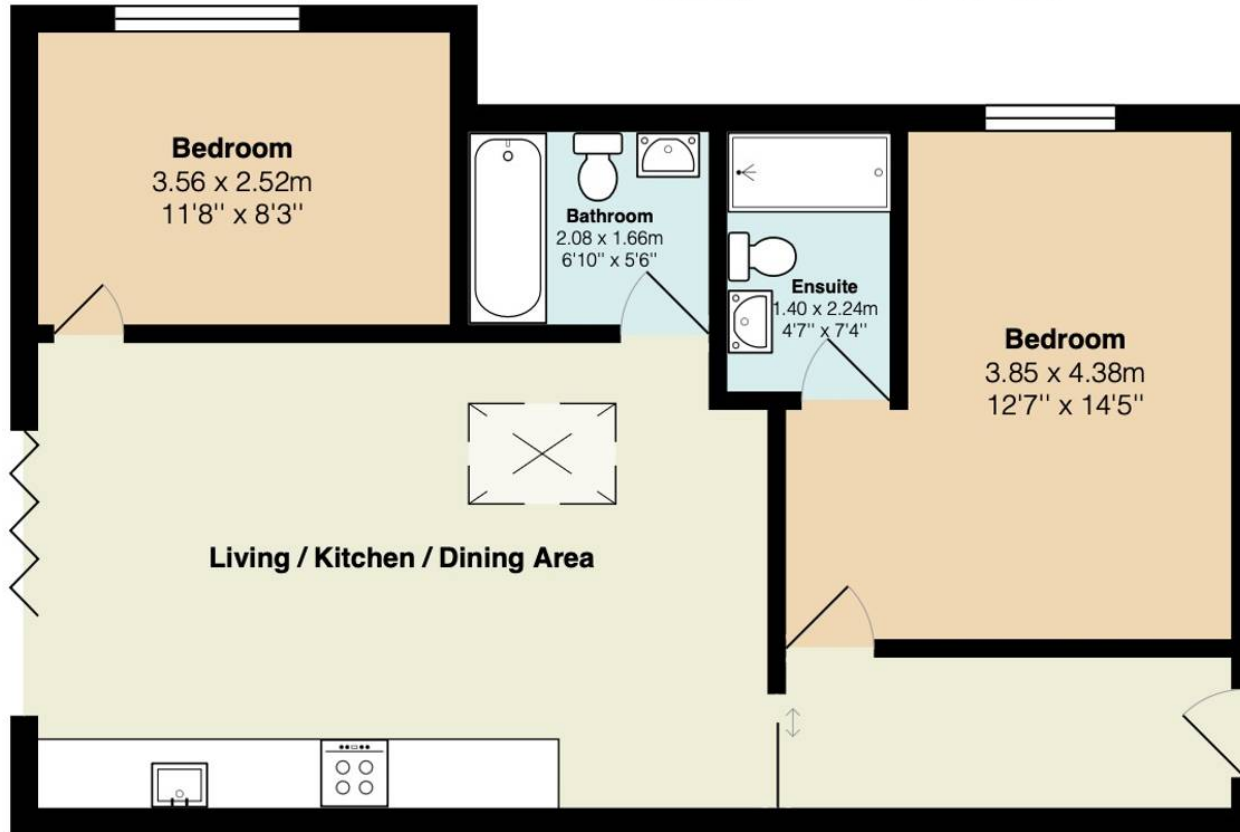
Additional Features:

- Private balcony accessible from the living area.
- Off-street parking for added convenience.
- High-quality finishes throughout, including wood-effect flooring and luxury bathrooms.

This stunning apartment at The Green, Warlingham, combines modern design with comfortable living, offering a peaceful retreat with easy access to local amenities.



Flat 3, 44 The Green



Total Area: 63.3 m² ... 681 ft²

All measurements are approximate and for display purposes only



Park & Bailey Warlingham

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