



44 The Green, Surrey - CR6 9NA

Guide Price **£499,950**





44 The Green

A beautifully presented two double bedroom duplex apartment situated in the heart of the village. The accommodation comprises a spacious open plan kitchen/living/dining room with two bedrooms and a bathroom on the second floor with a balcony and parking.

Tenure: Leasehold

- Brand New Duplex Apartment
- Fantastic Open Plan Living/Dining/Kitchen
- Two Double Bedrooms
- Luxury Bathroom
- Balcony
- Allocated Parking



Welcome to The Green, Warlingham, where modern design meets comfort and luxury. This brand new two double-bedroom duplex apartment offers spacious, contemporary living with its own private balcony and off-street parking, ideal for those seeking a stylish home in a desirable location.

Property Features:

- **Spacious Entrance Hall:** A welcoming entrance sets the tone for the apartment, providing plenty of space for storage and creating an immediate sense of openness.
- **Open-Plan Kitchen/Dining/Living Area:** The heart of the home is a large open-plan space designed for modern living. The shaker-style fitted kitchen is both stylish and practical, featuring quartz work surfaces and a range of integrated appliances, including a multifunction oven, induction hob, fridge/freezer, washing machine, and dishwasher. For added luxury and convenience, the kitchen also includes a Quooker tap, providing instant boiling and filtered water. The space is enhanced by beautiful herringbone wood-effect flooring, creating a warm and elegant atmosphere.
- **Two Double Bedrooms:** Located on the second floor, both bedrooms are generously sized, offering comfort and privacy. The master bedroom has direct access to the private balcony, perfect for enjoying a peaceful outdoor space.
- **Luxury Bathroom:** The fully tiled bathroom is finished to a high standard, featuring contemporary wall and floor tiling along with premium fittings, creating a sleek and sophisticated feel.

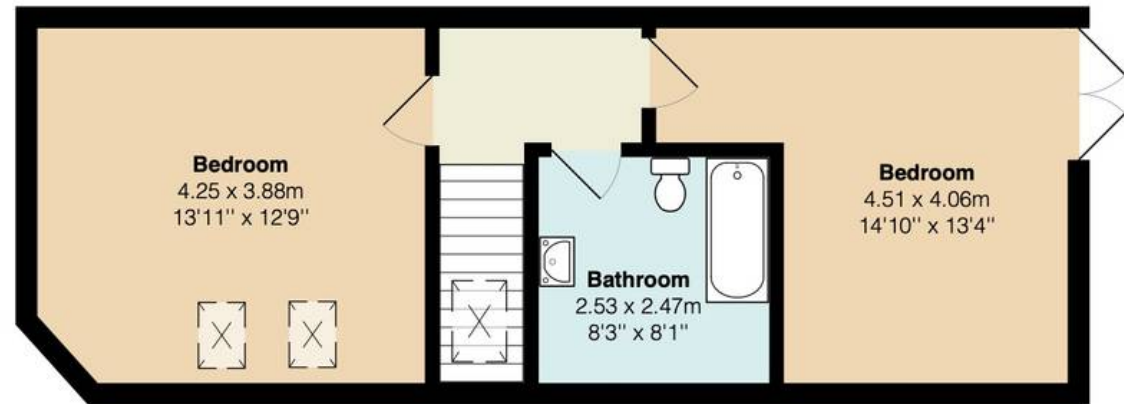
Additional Features:

- Private balcony accessible from the master bedroom, offering a serene outdoor retreat.
- Off-street parking for added convenience.
- High-quality finishes throughout, including wood-effect flooring and modern appliances.

This stunning duplex apartment at The Green, Warlingham, offers the perfect blend of modern luxury and practical living, with its thoughtful design and prime location. Ideal for professionals, couples, or small families, it's a property not to be missed.



Flat 4, 44 The Green



Total Area: 84.2 m² ... 906 ft²

All measurements are approximate and for display purposes only



Park & Bailey Warlingham

Park & Bailey, 426 Limpsfield Road - CR6 9LA

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