



Flat 5, 44 The Green, Surrey - CR6 9NA

Guide Price **£525,000**





A beautifully presented two double-bedroom duplex apartment located in the heart of the village. The accommodation features a spacious open-plan kitchen/living/dining area, with two double bedrooms both with en-suite bathrooms on the second floor. The property also includes a balcony and parking.

Tenure: Leasehold

- Brand New Duplex Apartment
- Open Plan Living/Dining/Kitchen
- Cloakroom
- Master Bedroom with Ensuite
- Second Bedroom with Ensuite
- Balcony
- Residents Parking



The Green, Warlingham - Brand New Two Double Bedroom Duplex Apartment

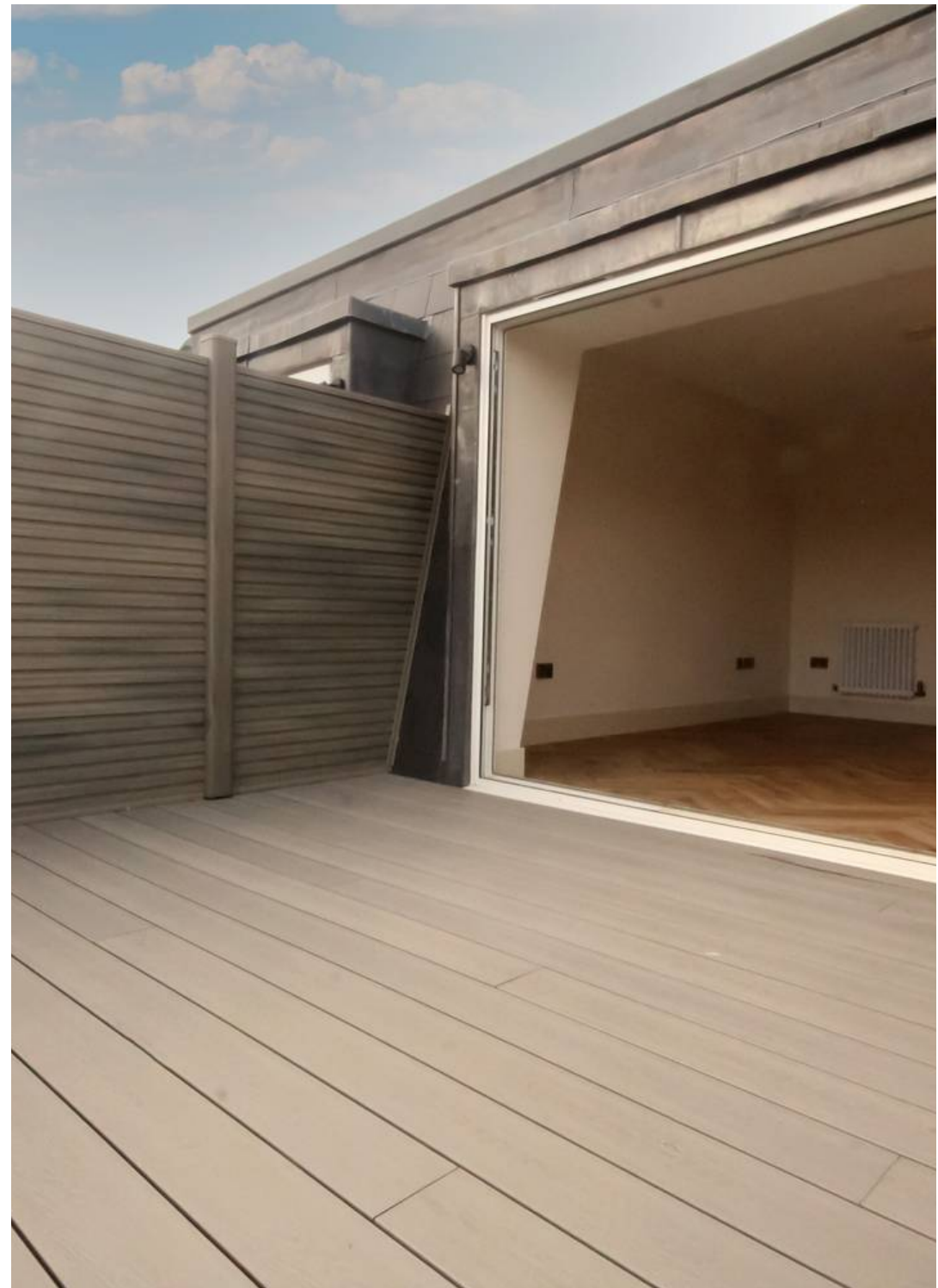
Presenting an exceptional opportunity to own a brand new two double bedroom duplex apartment at The Green, Warlingham. This modern property boasts stylish design, premium finishes, a private balcony, and off-street parking, making it an ideal choice for contemporary living.

Property Features:

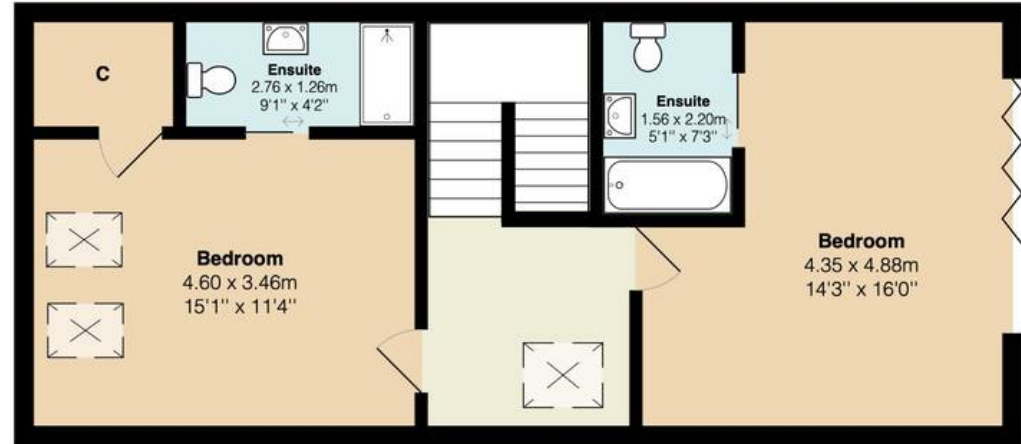
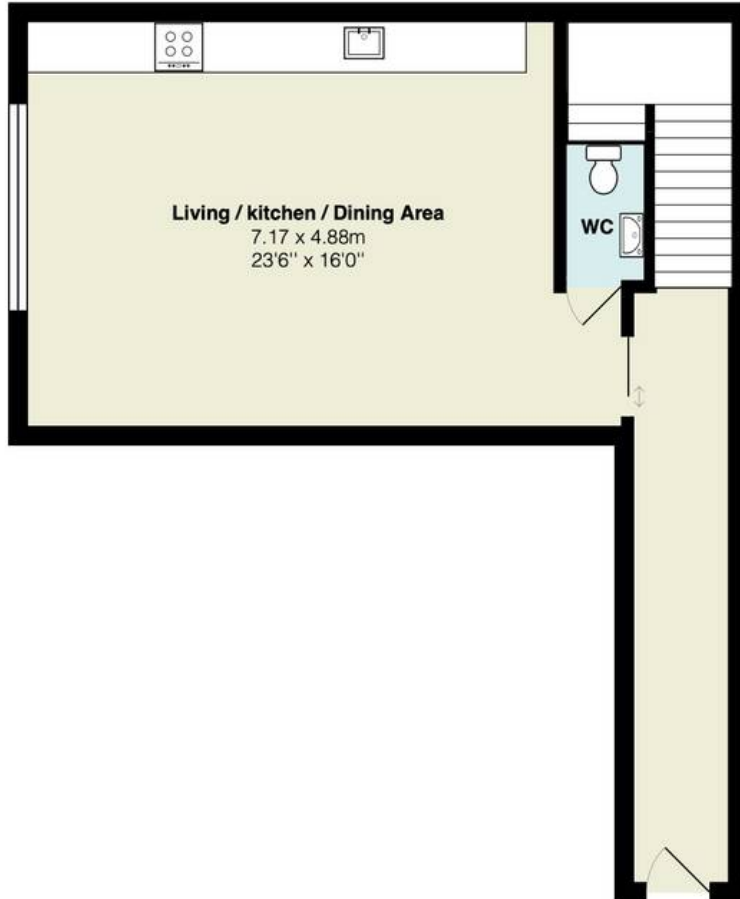
- **Spacious Entrance Hall:** A large, welcoming entrance hall leads you into this bright and airy home, offering a perfect flow into the main living spaces.
- **Open Plan Kitchen/Dining/Living Area:** The centerpiece of this apartment is the expansive open-plan living space, thoughtfully designed for modern lifestyles. The shaker-style kitchen is equipped with sleek quartz work surfaces and top-of-the-line integrated appliances, including multi-function oven, induction hob, fridge/freezer, washing machine and dishwasher. To add a touch of luxury, the kitchen features a Quooker tap for instant boiling and filtered water. The living area is finished with herringbone wood-effect flooring, enhancing the space with warmth and character.
- **Located on the second floor,** both double bedrooms are generously proportioned and come with their own en-suite bathrooms. These luxurious spaces are fitted with high-quality fixtures, and contemporary wall and floor tiling, offering a modern and refined feel.
- **Private Balcony:** The master bedroom provides direct access to a private balcony, offering a tranquil space to relax and enjoy the outdoors.

This duplex apartment perfectly blends modern design with practical features, creating a stylish and comfortable home in the heart of Warlingham. Ideal for those seeking luxury living with convenience at their doorstep.

Residents parking with electric charge point.



Flat 5, 44 The Green



Total Area: 104.6 m² ... 1126 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/