



20 Westhall Park, Warlingham - CR6 9HS

In Excess of **£1,150,000**





20 Westhall Park

Warlingham, Warlingham

Located in a highly desirable area, this four-bedroom detached family home is being presented to the market for the first time. It offers an incredible opportunity to extend and personalise, allowing you to transform it into a stunning contemporary family residence.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: G

EPC Environmental Impact Rating:

- DETACHED FAMILY HOME
- FIRST FLOOR LOUNGE/DINING ROOM
- MASTER BEDROOM WITH BALCONY AND DRESSING ROOM
- DRESSING ROOM/BEDROOM
- LARGE UTILITY ROOM
- TWO GROUND FLOOR BEDROOMS
- TWO GROUND FLOOR RECEPTION ROOMS
- TWO GARAGES
- APPROXIMATELY THIRD OF AN ACRE PLOT
- POTENTIAL FOR EXTENSION/REDEVELOPMENT



Property Overview:

Welcome to this fantastic contemporary home, designed and built by its current owner, now available to the market for the very first time. This property offers a unique opportunity to create the ideal family home, blending modern design with ample space both inside and out.

Location:

Located in one of Warlingham's most sought-after areas, this home is perfectly positioned on a level plot of approximately 1/3 acre. Warlingham is renowned for its peaceful, residential charm while offering easy access to local amenities, outstanding schools, and excellent transport links, making it a prime location for families seeking both convenience and tranquillity.

Exterior Features:

- Spacious 1/3 acre plot offering plenty of scope for outdoor living, play areas, and future landscaping projects.
- Set back from the road, providing both privacy and a peaceful atmosphere.
- Ample off-street parking and potential for an in and out drive, two garages providing secure parking for three cars.
- The versatile floor plan offers great potential to further customise or expand the living spaces according to personal taste.

This is a rare opportunity to purchase a property of this calibre in such a coveted location. Whether you're looking for a family home, a property with development potential, or a project to bring your own vision to life, this residence offers endless possibilities.

Viewing is highly recommended.





Westhall Park, Warlingham, CR6

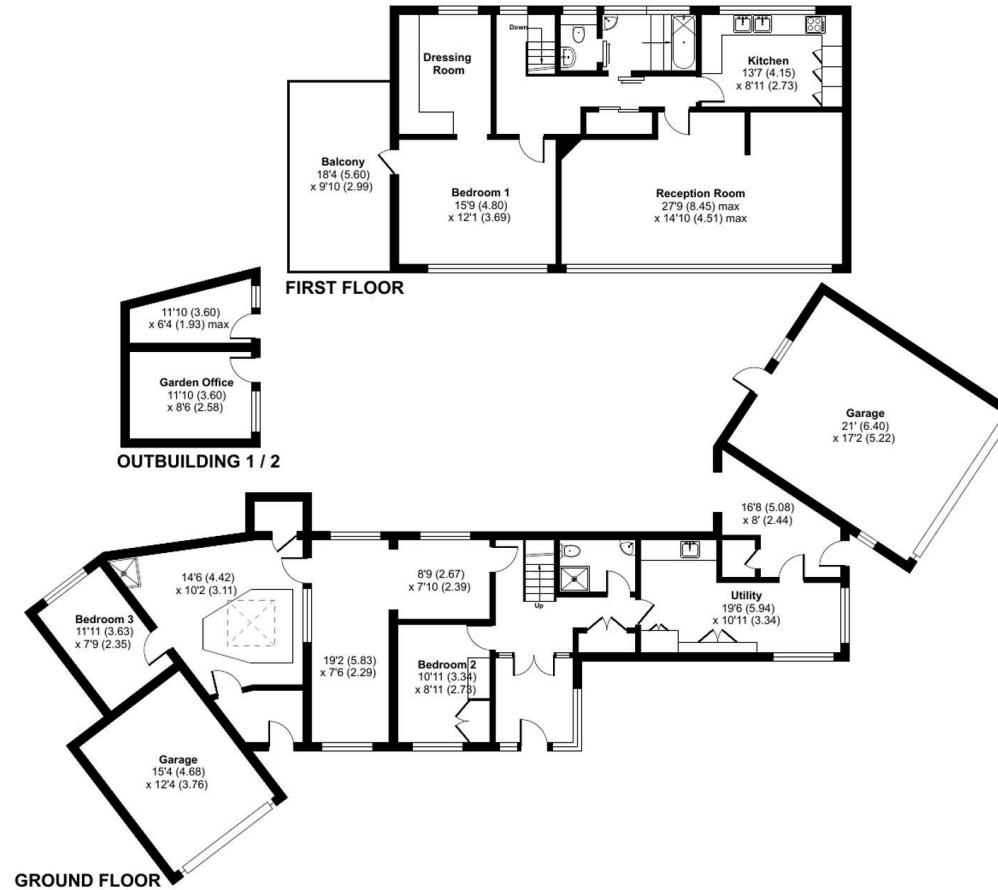
Approximate Area = 2259 sq ft / 209.8 sq m

Garage = 549 sq ft / 51 sq m

Outbuildings = 157 sq ft / 14.5 sq m

Total = 2965 sq ft / 275.3 sq m

For identification only - Not to scale





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