



3 Waterfield Drive, Warlingham - CR6 9HP

Guide Price **£875,000**





3 Waterfield Drive

Warlingham, Warlingham

Situated in a highly sought after location is this exciting opportunity to purchase this three/four bedroom detached family home offering huge potential for extension and the chance to create a wonderful bespoke family home. NO CHAIN
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- No Chain
- Potential to extend SSPP
- Sought after cul de sac location
- Large level garden
- Walking distance to Warlingham Village



Nestled within a sought-after cul-de-sac, this three/four bedroom detached house presents an exciting opportunity for those seeking a home with ample potential. Boasting a generous plot with a large garden, this property offers the perfect canvas for creating your dream home. With the potential for extension, there's ample room to expand and customise to your preferences, subject to relevant planning permissions. The existing layout of the house provides a flexible living space, with a ground floor study or fourth bedroom. While the property requires updating, its desirable location make it a prime investment opportunity. Outside, the spacious garden offers endless possibilities for outdoor activities, gardening enthusiasts, or simply enjoying the tranquillity of the surroundings. Additionally, a double garage provides convenient parking and storage space. Whether you're looking to renovate and extend or simply add your personal touch, this property offers a rare chance to create a bespoke home in a desirable location. Don't miss out on the opportunity to turn this lovely family home into your ideal living space.

Warlingham is a village in the Tandridge district of Surrey, England, located on the North Downs. Here are some key points of interest and information about Warlingham: Location Proximity to London: Warlingham is situated approximately 15 miles south of central London, making it a popular residential area for commuters. Nearby Towns: It is close to the towns of Caterham, Whyteleafe, and Oxted. Transportation Rail: The nearest train stations are Whyteleafe and Upper Warlingham, offering services to London Victoria and London Bridge, typically taking around 30-35 minutes. Road: The village is accessible via the A22 and A23, with the M25 motorway nearby, providing easy road access to London and other parts of the country. Amenities Schools: Warlingham offers several primary and secondary schools, including Warlingham School and Sixth Form College. Shops and Services: The village has a variety of shops, cafes, restaurants, and local services, mainly centered around the village green. Healthcare: There are local GP practices, dental surgeries, and the nearest hospitals are in nearby towns such as East Surrey Hospital in Redhill. Recreation and Leisure. Green Spaces: Warlingham is known for its picturesque countryside, with several parks and green spaces, including Blanchman's Farm Nature Reserve. Sports: The village has various sports clubs and facilities, including Warlingham Rugby Club and local cricket and football clubs. Walking and Cycling: The North Downs Way and other local trails offer excellent opportunities for walking and cycling. Community and Events Village Green: The village green is a focal point for community events and gatherings. Local Events: Warlingham hosts various local events and festivals throughout the year, fostering a strong sense of community.



Waterfield Drive, Warlingham, CR6

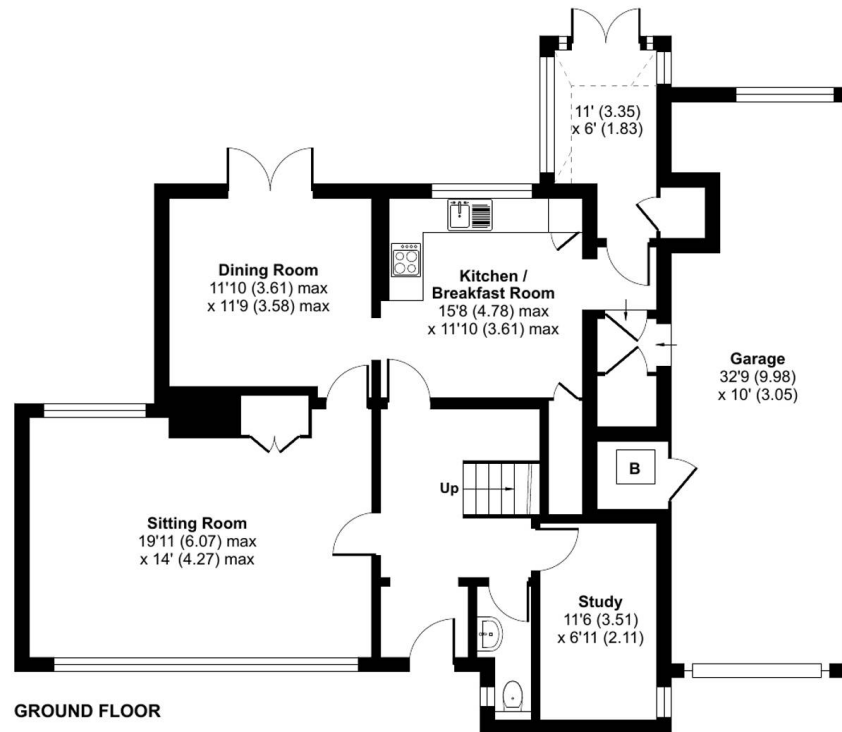
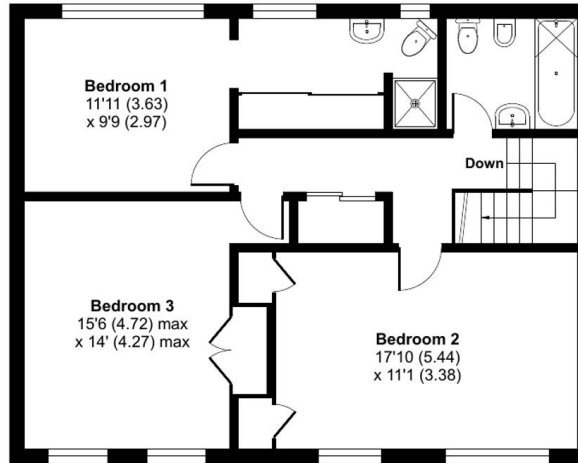


Approximate Area = 1764 sq ft / 163.8 sq m

Garage = 332 sq ft / 30.8 sq m

Total = 2096 sq ft / 194.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nlcheom 2024. Produced for Park & Bailey. REF: 1081875



Park & Bailey Warlingham

Park & Bailey, 426 Limpsfield Road - CR6 9LA

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