



Old Westhall Close, Warlingham - CR6 9HR

Guide Price £1,150,000





Old Westhall Close

Warlingham, Warlingham

Park & Bailey are pleased to present this beautifully appointed four-bedroom detached bungalow, just a short walk from Warlingham Village. Offering spacious open-plan living, a conservatory, and potential for a self-contained guest area, this home is not to be missed. NO CHAIN!

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

- NO CHAIN
- DETACHED BUNGALOW
- EN-SUITE TO MASTER BEDROOM
- GARAGE
- CONSERVATORY
- WALKING DISTANCE TO WARLINGHAM VILLAGE



This beautifully presented four-bedroom detached bungalow offers spacious, light-filled accommodation set on a level plot just 0.7 miles from Warlingham Green & no onward chain. Designed with an open-plan layout, the property effortlessly combines different living areas within one expansive space.

Key Features:

- **Open-Plan Living:** A wide entrance hallway leads into the kitchen/breakfast area, featuring breakfast bar that seamlessly separates it from the living/dining area.
- **Living Room:** The bright and airy living space boasts an ornamental fireplace and garden views, leading to a double-glazed conservatory with tiled flooring and direct access to the garden.
- **Bedroom Layout:** The left wing of the bungalow features two well-proportioned bedrooms, a family bathroom, and a master bedroom complete with built-in wardrobes, garden views, and an en-suite bathroom.
- **Flexible Space:** A fourth bedroom, located off the living area, connects to a study and utility room, offering the flexibility to create a self-contained guest or annexe area.

Outdoor Space: The property is set on a generous level plot with a beautifully maintained garden, perfect for outdoor relaxation and entertaining.

This stunning bungalow, in a highly sought-after location, offers versatile accommodation and is within easy reach of local amenities at Warlingham Green & Upper Warlingham Station. Early viewing is highly recommended to appreciate the quality and space this property has to offer.

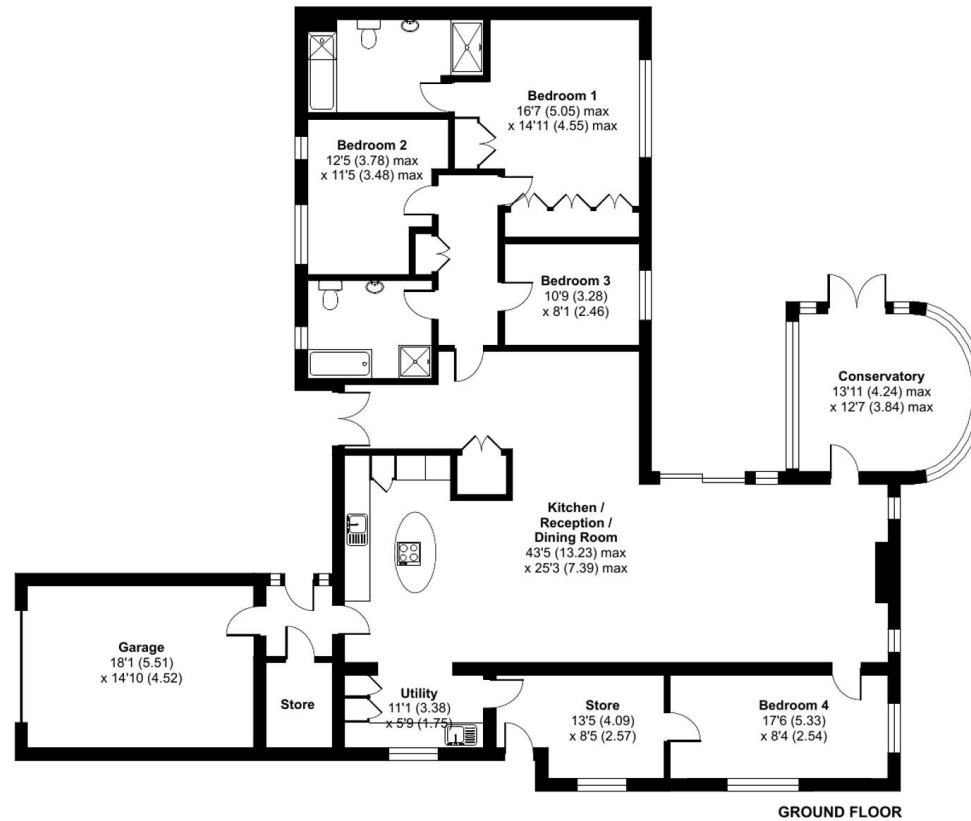
Old Westhall Close is a sought-after residential area nestled in the heart of Warlingham. Known for its peaceful surroundings and proximity to Warlingham Village, the location offers the perfect blend of suburban tranquillity and convenience. With local shops, cafes, and amenities just a short walk away, residents can enjoy a vibrant village atmosphere. The area is well-connected, with easy access to public transport links and nearby schools, making it ideal for families. Surrounded by green spaces and close to scenic countryside walks, Old Westhall Close is a highly desirable place to call home.



Old Westhall Close, Warlingham, CR6

Approximate Area = 2465 sq ft / 229 sq m (includes garage)

For identification only - Not to scale





Park & Bailey Warlingham

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