



Hillbury Road, Warlingham - CR6 9TJ

Guide Price £620,000





Hillbury Road

Warlingham

Situated in a highly regarded location close to two main line train stations, is this extended three bedroom family home. The property has been extended to the rear to create a spacious Kitchen/Dining Room. The property also comes with a large rear garden off street parking and a garage.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Lounge/Dining Room
- Extended Kitchen/Dining Room
- Ground Floor Shower Room
- Utility Room
- Three Bedrooms
- Garage and Off Street Parking
- Family Bathroom



- **Three Bedrooms:** This well-appointed home includes two large double bedrooms, both with ample space and natural light, and a third bedroom ideal as a child's room or study.
- **Spacious Living Areas:** The expansive sitting room features a double-glazed bay window and a cozy log-burning stove on a granite hearth. French doors lead seamlessly to the kitchen/dining room, providing an open yet intimate feel, perfect for family gatherings and entertaining.
- **Modern Kitchen/Dining Room:** The kitchen/diner is a true highlight, boasting stone-tiled flooring, solid wood countertops, and a five-ring gas hob. It includes integrated appliances and offers ample space for white goods. The Velux windows and sliding doors bring in plenty of natural light, creating a bright and inviting space that opens out to the patio and garden.
- **Ground Floor Shower Room:** The property benefits from a downstairs shower room with a modern shower cubicle, vanity unit, and stylish fixtures, ensuring convenience for guests or busy family mornings.
- **Utility Room:** A practical utility space with additional storage, worktops, and access to the integral garage makes day-to-day life easy and organized.

First Floor Accommodation:

- **Bedroom One:** The spacious bedroom features a large bay window, fitted wardrobes, offering a relaxing retreat.
- **Bedroom Two:** Another generous double bedroom with picture rails and views over the garden.
- **Bedroom Three:** A charming third bedroom with a front-facing window.
- **Family Bathroom:** The family bathroom includes an encased bathtub with shower extension, a pedestal sink, heated towel rail, and a frosted window. A storage cupboard houses the boiler.
- **Front Garden & Driveway:** The property includes a gravel driveway offering off-road parking for multiple vehicles. Well-maintained borders provide a touch of greenery, and there is access to the integral garage, which offers power and lighting.
- **Rear Garden:** The rear garden is a tranquil haven backing onto woodlands. It features a level lawn, raised flower beds, a patio area for outdoor dining, and a greenhouse. A gateway and steps lead to a larger garden area, providing a private, scenic space for relaxation or children to play.



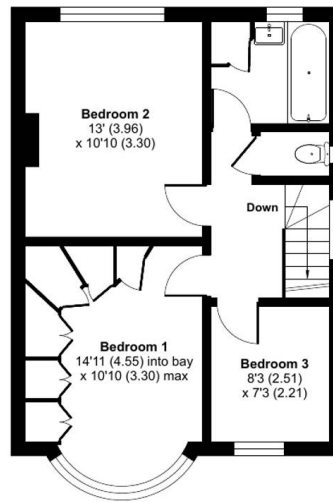
Hillbury Road, Warlingham, CR6

Approximate Area = 1367 sq ft / 126.9 sq m

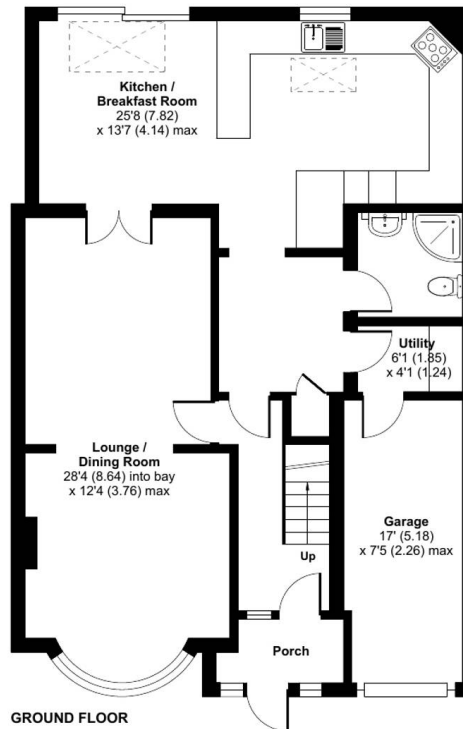
Garage = 120 sq ft / 11.1 sq m

Total = 1487 sq ft / 138 sq m

For identification only - Not to scale

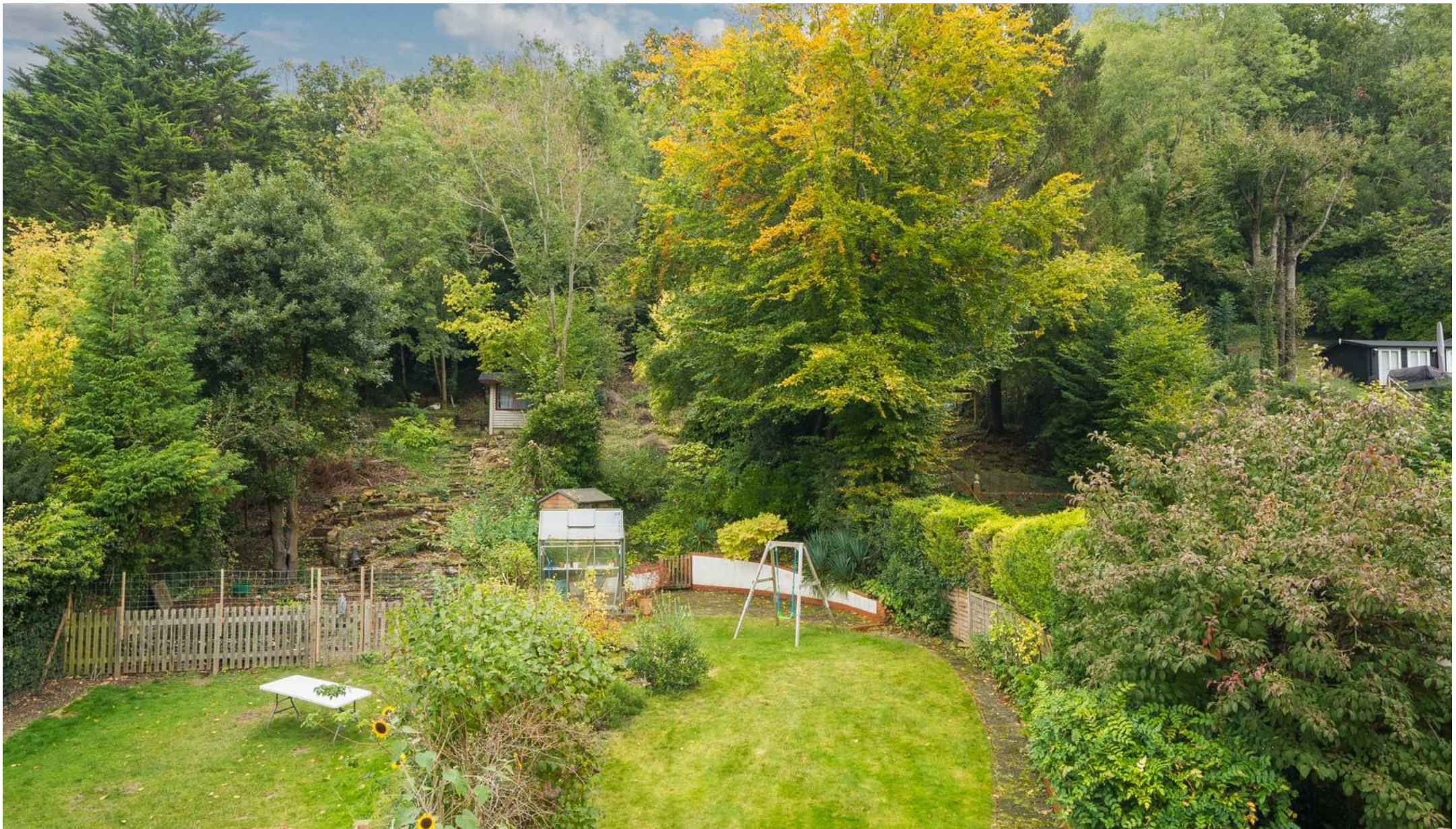


FIRST FLOOR



GROUND FLOOR





Park & Bailey Warlingham

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