



124 Westhall Road, Warlingham – CR6 9HF

In Excess of £950,000

P A R K &  
B A I L E Y



## 124 Westhall Road

Warlingham

A fantastic opportunity to purchase a three bedroom detached bungalow with the added benefit of a spacious completely self contained two bedroom annex perfect for family or business accommodation.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Detached three-bedroom bungalow in a prime location
- Spacious double-aspect living room with garden access
- 24ft fitted kitchen/diner with underfloor heating
- Principle bedroom with en suite shower room and wardrobes
- Two further bedrooms, family bathroom, and separate WC
- Detached two-bedroom annexe with kitchen, lounge, study, and cloakroom
- Secluded rear garden with lawn and patio area
- Off-street parking and double garage



The bungalow features a **spacious entrance hall**, setting the tone for the bright and airy interiors. The **double-aspect living room** is a welcoming space, with doors leading directly to the rear garden, offering a seamless indoor-outdoor connection.

The heart of the home is the impressive **24ft fitted kitchen/diner**, complete with integrated appliances, underfloor heating, and ample space for a dining table and chairs. This versatile area is perfect for family meals or entertaining guests.

The **principle bedroom** benefits from built-in wardrobes and a private **en suite shower room**, while two further well-proportioned bedrooms provide ample space for family or guests. A family bathroom with a separate WC completes the accommodation.

#### **Self-Contained Annexe**

A standout feature of this property is the **detached two-bedroom annexe/static home**, offering superb additional living space. Ideal for a relative, guest accommodation, or as a home office, this annexe is self-contained and features:

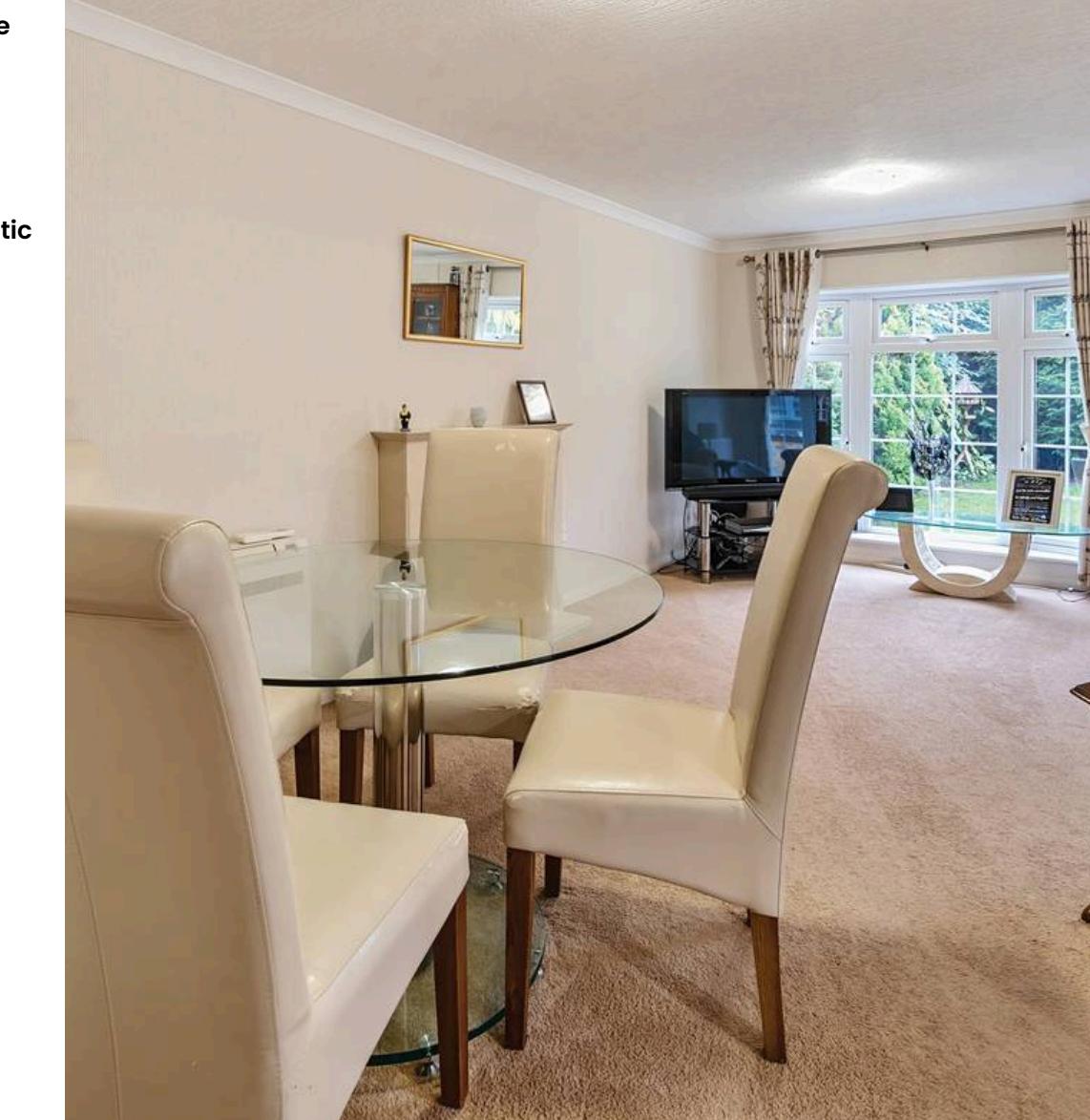
- A **12ft fitted kitchen** with modern amenities
- A spacious **19ft lounge**, perfect for relaxing or entertaining
- A **principle bedroom** with an en suite shower room and walk-in wardrobe
- An additional bedroom, study, and cloakroom

The annexe is fully equipped with double glazing and gas central heating, ensuring comfort and energy efficiency.

#### **Outdoor Space**

The property enjoys a **secluded rear garden**, designed for relaxation and enjoyment. It features a lawn and patio area, providing the perfect setting for outdoor dining or entertaining.

At the front, the property offers **off-street parking** for multiple vehicles and a **double garage**, providing additional storage or workshop space.





# Westhall Road, Warlingham, CR6

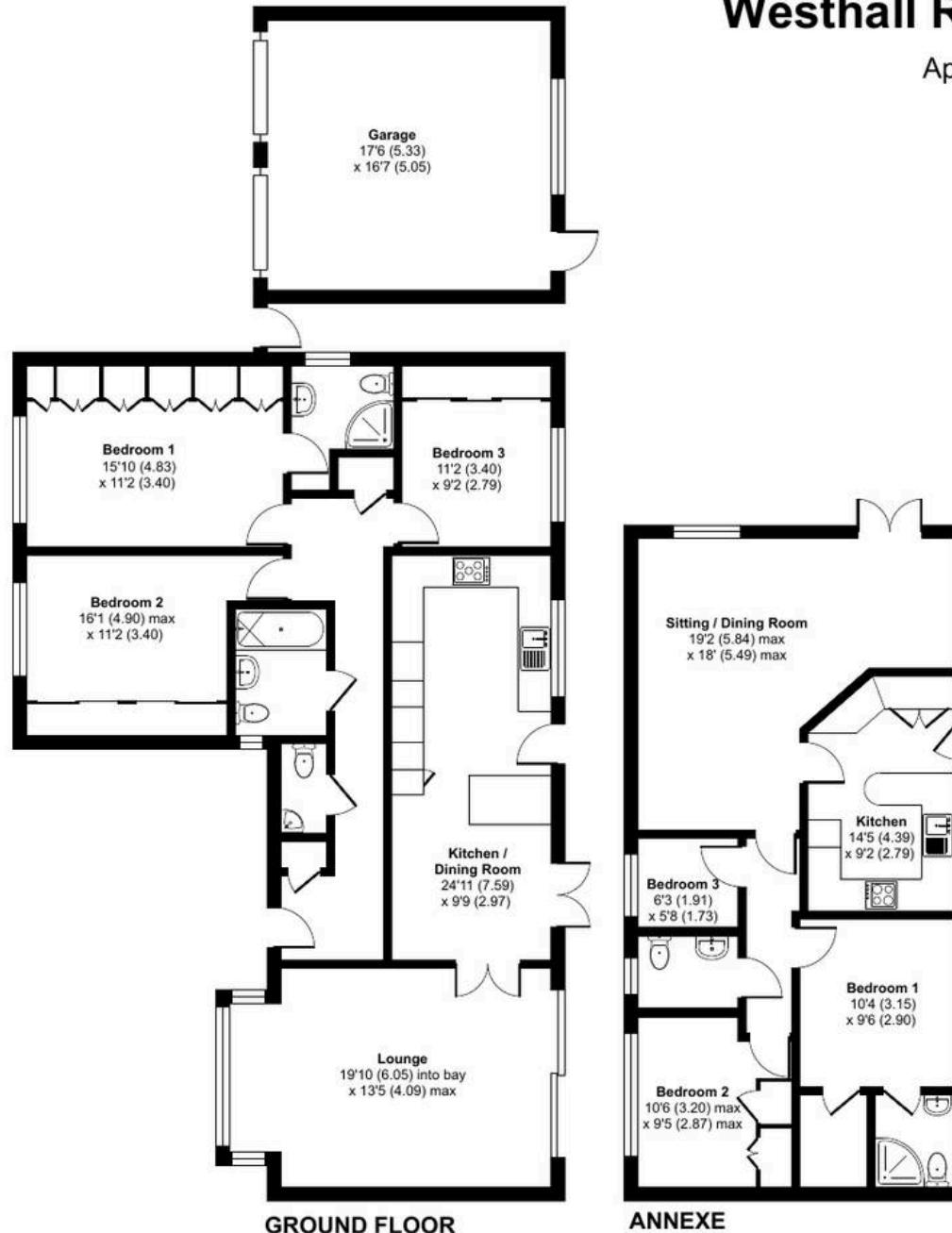
Approximate Area = 1231 sq ft / 114.3 sq m

Annexe = 780 sq ft / 72.4 sq m

Garage= 292 sq ft / 27.1 sq m

Total = 2303 sq ft / 213.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024.  
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## Park & Bailey Warlingham

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