



63 Leas Road, Warlingham – CR6 9LP
£825,000



63 Leas Road

Warlingham

A two bedroom detached bungalow perfect for a downsize move or a fantastic opportunity to create a large detached family home. (subject to planning and the required building consents).
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Detached Bungalow
- Lounge/Dining Room
- Conservatory
- Two Double Bedrooms
- Refitted Kitchen
- Village Location
- End of chain



Property Details

Situated in a highly sought-after location on the edge of Warlingham Village, this charming two-bedroom detached bungalow is presented in excellent decorative order and offered to the market with no onward chain.

The accommodation is both spacious and versatile, beginning with a welcoming **porch** that opens into a generous **entrance hall**.

The **lounge/dining room** is a bright and inviting space, featuring patio doors that lead to a delightful **garden room**, perfect for enjoying views of the rear garden all year round.

The **kitchen** has been recently refitted to a high standard and boasts an extensive range of base and eye-level units, offering ample storage and workspace for culinary enthusiasts.

The property includes two well-proportioned **double bedrooms**, both filled with natural light, and a beautifully **refitted bathroom**, designed with contemporary fittings and finishes.

On the **first floor**, there is a useful **loft room**, providing additional flexible space, ideal for storage, a hobby area, or potential further development (subject to necessary consents).

Externally, the bungalow benefits from a large and **well-maintained rear garden**, providing a tranquil outdoor retreat.

This home represents a fantastic opportunity to acquire a well-maintained property in a prime location, close to the amenities of Warlingham Village. Contact us today to arrange your viewing



Leas Road, Warlingham, CR6

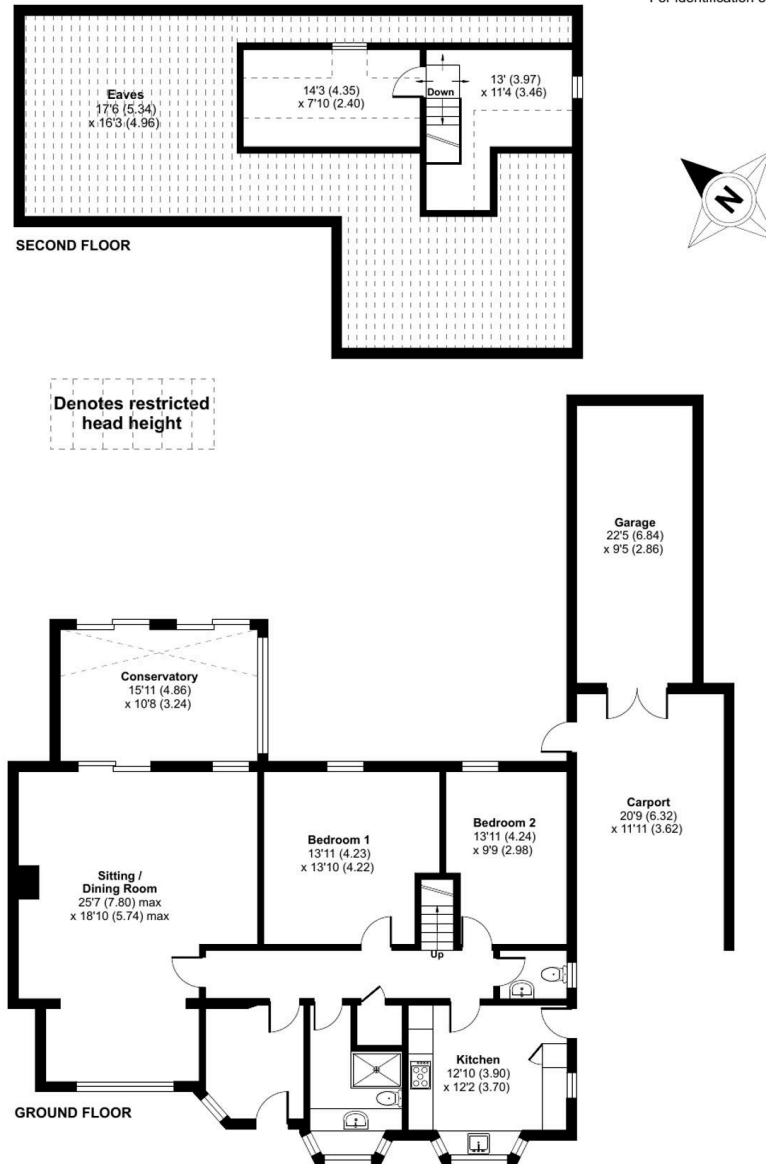
Approximate Area = 1548 sq ft / 143.8 sq m (excludes carport)

Limited Use Area(s) = 773 sq ft / 71.8 sq m

Garage = 211 sq ft / 19.6 sq m

Total = 2532 sq ft / 235.2 sq m

For identification only - Not to scale





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