



42 Searchwood Road, Warlingham – CR6 9BA

Guide Price **£850,000**





42 Searchwood Road

Warlingham

A four/five bedroom detached bungalow with a large Lounge/Dining Room, refitted kitchen/Breakfast room. The property also has potential to extend to create a large family home subject to planning.

This fantastic home offers a rare combination of space, comfort, and outdoor appeal—viewing is highly recommended!

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Detached bungalow
- Lounge/Dining Room
- Kitchen/Breakfast Room
- Four Bedrooms
- Two Bath/Shower Rooms
- Loft Room
- Garage and Carport



Welcome to this impressive and well-presented **four/five-bedroom detached bungalow**, offering spacious and flexible accommodation, ideal for families or those seeking a generous living space.

As you step through the **porch**, you are welcomed into an inviting **entrance hall**, leading to the heart of the home. The ground floor boasts **four well-proportioned bedrooms**, one of which benefits from an **ensuite shower room**, providing added convenience. A stylish **family bathroom** serves the remaining bedrooms.

The stunning **lounge/dining room** is a highlight of the property, featuring a **wood-burning stove** that adds warmth and character. The **bifold doors** open directly onto the rear garden, seamlessly blending indoor and outdoor living.

The **recently refitted and extended kitchen/dining room** offers a modern and practical space, designed for both cooking and entertaining. With contemporary units, ample worktop space, and high-quality fittings, this room is a true centrepiece of the home.

Upstairs, a **spacious loft room** provides a versatile additional space, ideal as a fifth bedroom, home office, or hobby room, with the added benefit of **eaves storage**.

Externally, the property is equally impressive. The **large front garden** features a **driveway** offering ample **off-street parking** for multiple vehicles, with access to a **garage and double carport**.

The **rear garden** is a particular standout, boasting a **large level lawn** bordered by **beautiful flower and shrub beds**, creating a perfect setting for outdoor enjoyment.

As part of the service we offer, we may recommend ancillary services to you which we believe will help your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services, but where you do, you should be aware of the following referral fee information. You are also free to choose an alternative provider.

Cook Taylor Woodhouse – £200 Taylor Rose – £210



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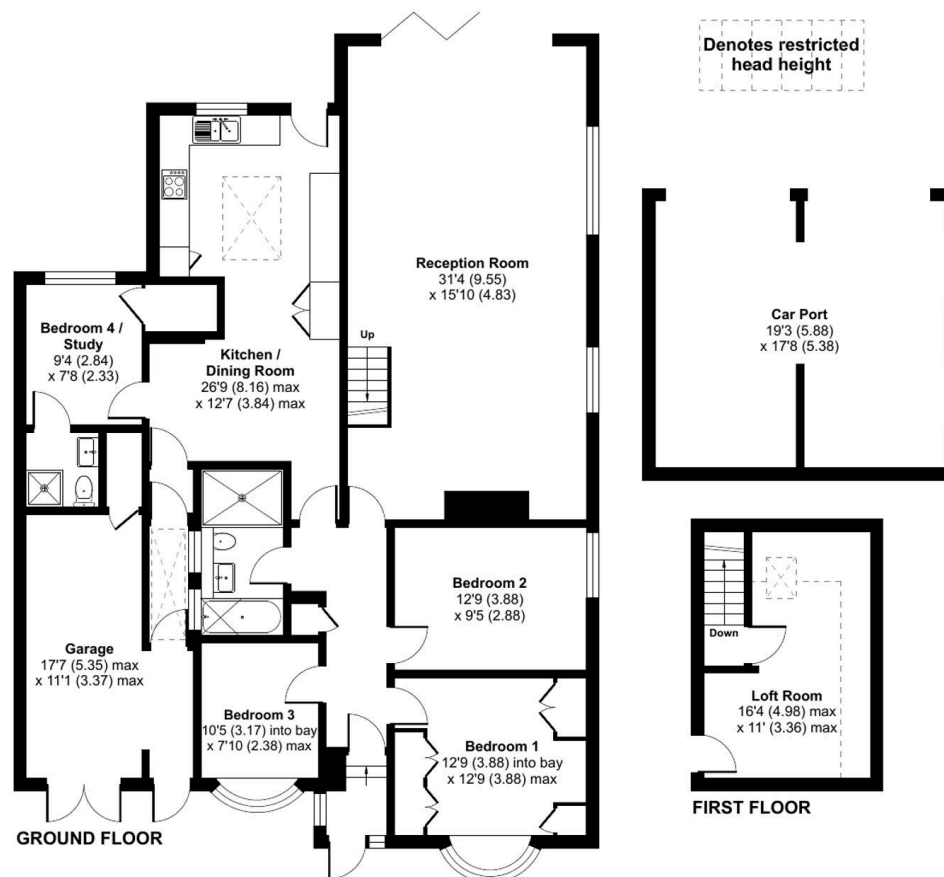
Approximate Area = 1622 sq ft / 150.6 sq m (exclude carport)

Limited Use Area(s) = 44 sq ft / 4 sq m

Garage = 175 sq ft / 16.2 sq m

Total = 1841 sq ft / 170.8 sq m

For identification only - Not to scale





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