



37 Warren Park, Warlingham – CR6 9LD  
£950,000





## 37 Warren Park

Warlingham

A five bedroom, three bathroom detached house with three reception rooms and a conservatory with a large tandem garage is offered to the market in excellent decorative order.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Detached Family Home
- Five Bedrooms
- Three Reception Rooms
- Conservatory
- Kitchen/Breakfast Room
- Large Tandem Garage
- Three Bath/Shower Rooms
- Close to Village





Conveniently located within a level walk of Warlingham Green, the property sits on a generous plot with a mature garden and benefits from a large tandem garage.

This attractive double-fronted period home seamlessly blends character features with modern comforts, making it ideal for contemporary family living. The 20ft sitting room boasts a striking media wall and fireplace, while the dining room features a deep bay window, filling the space with natural light. A separate study provides the perfect work-from-home space, and the conservatory overlooks the beautifully landscaped garden.

The kitchen/breakfast room is well-equipped for family meals, featuring a wide range of solid oak cabinetry topped with sleek granite work surfaces. Throughout the home, elegant wooden doors and an inviting entrance hall, cloakroom, and galleried staircase enhance its character.

Upstairs, the property offers five generously sized bedrooms, two of which benefit from modern ensuite bathrooms. The master bedroom features a stylish ensuite. A second ensuite and a spacious family bathroom ensure convenience for all members of the household.

#### Beautifully Landscaped Garden & Outdoor Space

The front of the property is enclosed by elegant wrought iron railings, complemented by raised flower beds and a charming brick path leading to the porch. A pedestrian gate provides easy access, a tandem garage offer ample space for multiple vehicles and additional storage.

The landscaped rear garden is a private sanctuary, enclosed by mature hedgerows and panel fencing for seclusion. A well-maintained lawn creates a delightful outdoor retreat, while a spacious patio area is perfect for summer entertaining. Also a decking area with hot tub.





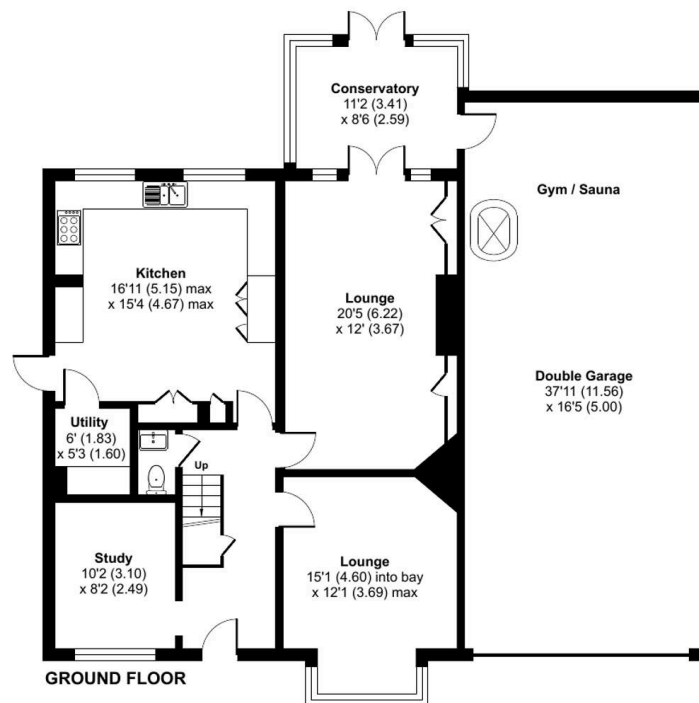
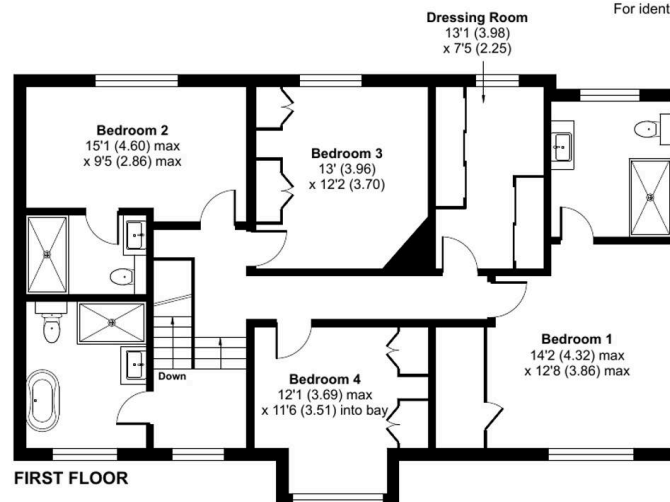
## Warren Park, Warlingham, CR6

Approximate Area = 2170 sq ft / 201.5 sq m

Garage = 622 sq ft / 57.7 sq m

Total = 2792 sq ft / 259.2 sq m

For identification only - Not to scale







## Park & Bailey Warlingham

Park & Bailey, 426 Limpsfield Road – CR6 9LA

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