



19 Kooringa, Warlingham - CR6 9JP

In Excess of **£800,000**





19 Kooringa

Warlingham

Park & Bailey are delighted to offer to market this four bedroom detached family home. The property is offered to market with no onward chain. Call today to arrange your viewing. Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Four Bedroom Detached Family Home
- Large Open Plan Lounge/Dining Room
- Master Bedroom With Ensuite
- Kitchen & Utility Room
- Off Street Parking & Double Garage
- End of chain



Stunning Four-Bedroom Detached Home with Panoramic Valley Views

Situated at the end of a peaceful cul-de-sac, this impressive four-bedroom detached home enjoys breathtaking southerly views across the valley and Surrey Downs. Offering a unique and versatile layout, the property combines spacious accommodation, modern finishes, and potential for personalisation, making it an ideal family home.

AccommodationGround Floor:

- Three generously sized double bedrooms, each with fitted wardrobes, providing ample storage.
- A modern family bathroom, serving the ground-floor bedrooms, fitted with contemporary fixtures.
- A large integral double garage (approx. 24' x 17'), with additional driveway parking in front.

First Floor:

- The exceptional lounge, an expansive 30' x 24' space, is perfectly positioned to take full advantage of the stunning valley views. Large picture windows flood the room with natural light, while a private balcony provides the perfect spot to relax and soak in the scenery.
- A separate dining area offers direct access to the well-maintained rear garden, creating a great space for entertaining.
- The modern kitchen features sleek white units, integrated appliances, and luxurious granite worktops, with a separate utility room also providing direct garden access.
- A master bedroom suite, complete with an en-suite shower room, offers privacy and comfort.
- A separate WC completes the first-floor accommodation.

Outside:

The rear garden is beautifully maintained, featuring tiered levels with mature borders and hedging, ensuring privacy and seclusion. The front of the property benefits from a driveway leading to the double garage, providing ample parking.

Location:

Nestled within the highly desirable Kooringa cul-de-sac in Warlingham, this home enjoys a prime position within a short walk of Upper Warlingham Station, which falls within Zone 6 and offers direct train services to London Bridge and Victoria.

Warlingham Green is conveniently located nearby, offering a selection of shops, restaurants, and coffee bars, as well as a Sainsbury's supermarket. The area is also well-served by reputable schools, including Warlingham Village Primary and Warlingham Park School.

For commuters and families alike, excellent bus connections provide access to East Croydon, Caterham, and Reigate, with the 403 bus stopping nearby for easy travel to surrounding areas. Additionally, the area is home to scenic open spaces, including the beautiful Blanchmans Farm, perfect for countryside walks.



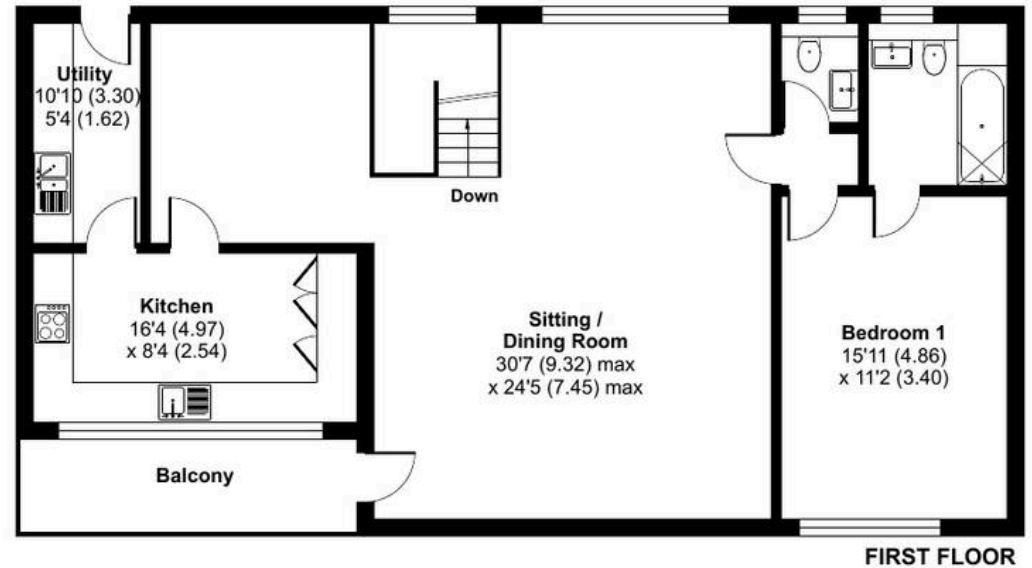
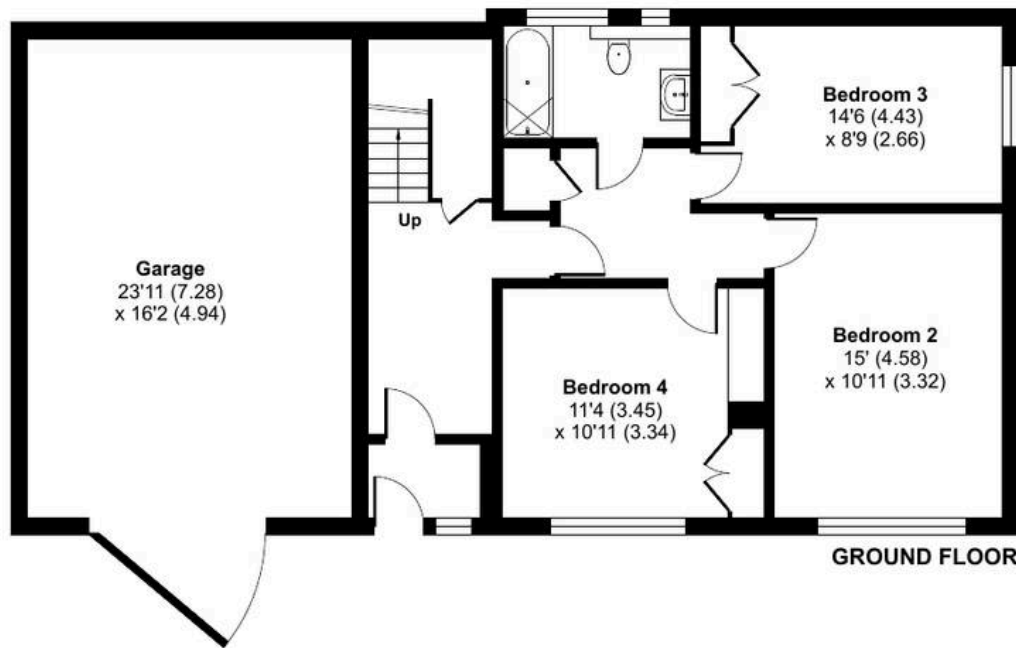
Kooringa, Warlingham, CR6

Approximate Area = 1848 sq ft / 171.6 sq m

Garage = 377 sq ft / 35 sq m

Total = 2225 sq ft / 206.6 sq m

For identification only - Not to scale





Park & Bailey Warlingham

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