



4 Beechwood Lane, Warlingham – CR6 9LT

Guide Price **£1,250,000**





4 Beechwood Lane

Warlingham

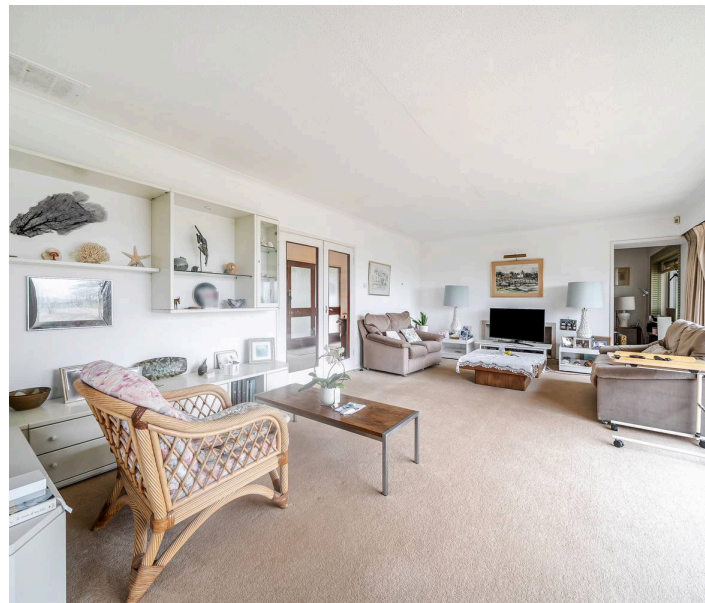
Park & Bailey are delighted to present this spacious and versatile 3/4 bedroom detached chalet bungalow, situated on a highly sought-after road in Warlingham. This charming property offers a fantastic opportunity for buyers, with significant potential for extension or redevelopment, subject to the necessary planning permissions.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: G

- Development opportunity
- Detached Chalet Bungalow
- Lounge/Dining Room
- Kitchen/Breakfast Room
- In & Out Driveway & Garage
- NO CHAIN
- Views over Woldingham



Three Bedroom Detached Chalet Bungalow with Stunning Views

Park & Bailey are delighted to present this three-bedroom detached chalet bungalow, situated in one of the most sought-after locations in Warlingham. Offering breathtaking views over Woldingham and the golf course, this property presents a fantastic opportunity to transform it into a wonderful family home.

Spacious & Versatile Accommodation

Upon entering, you are welcomed by a generous entrance hall, complete with a downstairs cloakroom. Double doors lead into a spacious reception room, where patio doors open out to the rear garden, seamlessly blending indoor and outdoor living. The open-plan living and dining room offers a bright and airy space, perfect for both relaxation and entertaining.

The kitchen/breakfast room provides ample space for everyday dining and flows effortlessly into the utility room, which offers additional storage and direct access to the w/c, rear garden and the garage.

The ground floor also features a double bedroom with fitted wardrobes and an ensuite shower room, as well as a second double bedroom/reception room with patio doors leading into the conservatory—a perfect spot to enjoy the stunning views all year round.

On the first floor, the master bedroom boasts built-in wardrobes and panoramic views over the surrounding area, along with a private ensuite bathroom. There is also an additional study, which leads to a loft room, providing further potential for expansion or storage.

This property offers an exciting opportunity to create a larger family home, subject to the necessary planning permissions and building regulations.

Generous Outdoor Space

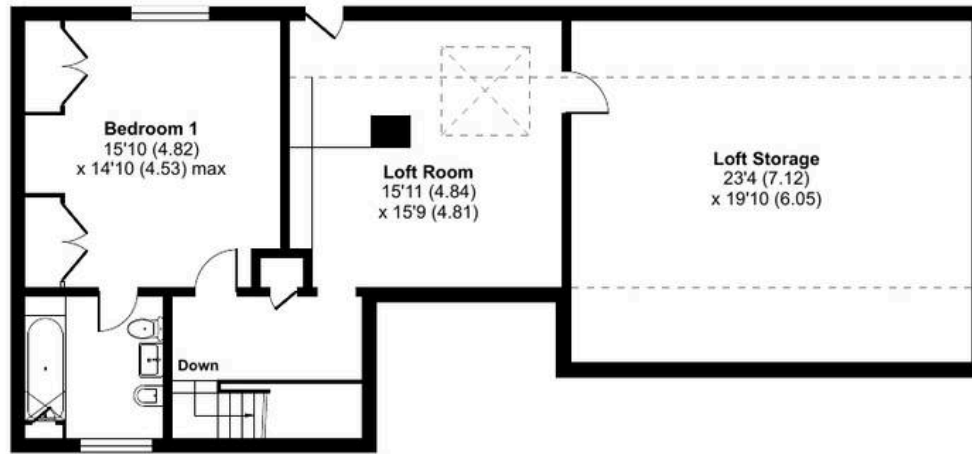
To the front of the property, a spacious in-and-out driveway provides ample off-street parking for several vehicles and leads to the garage.

The rear garden is a true highlight, featuring a large patio area, ideal for outdoor entertaining, and a sloping lawn that takes full advantage of the breathtaking views over Woldingham and beyond.

This unique home in a prestigious location is perfect for those looking to put their own stamp on a property and enjoy stunning countryside surroundings while remaining close to local amenities and transport links.

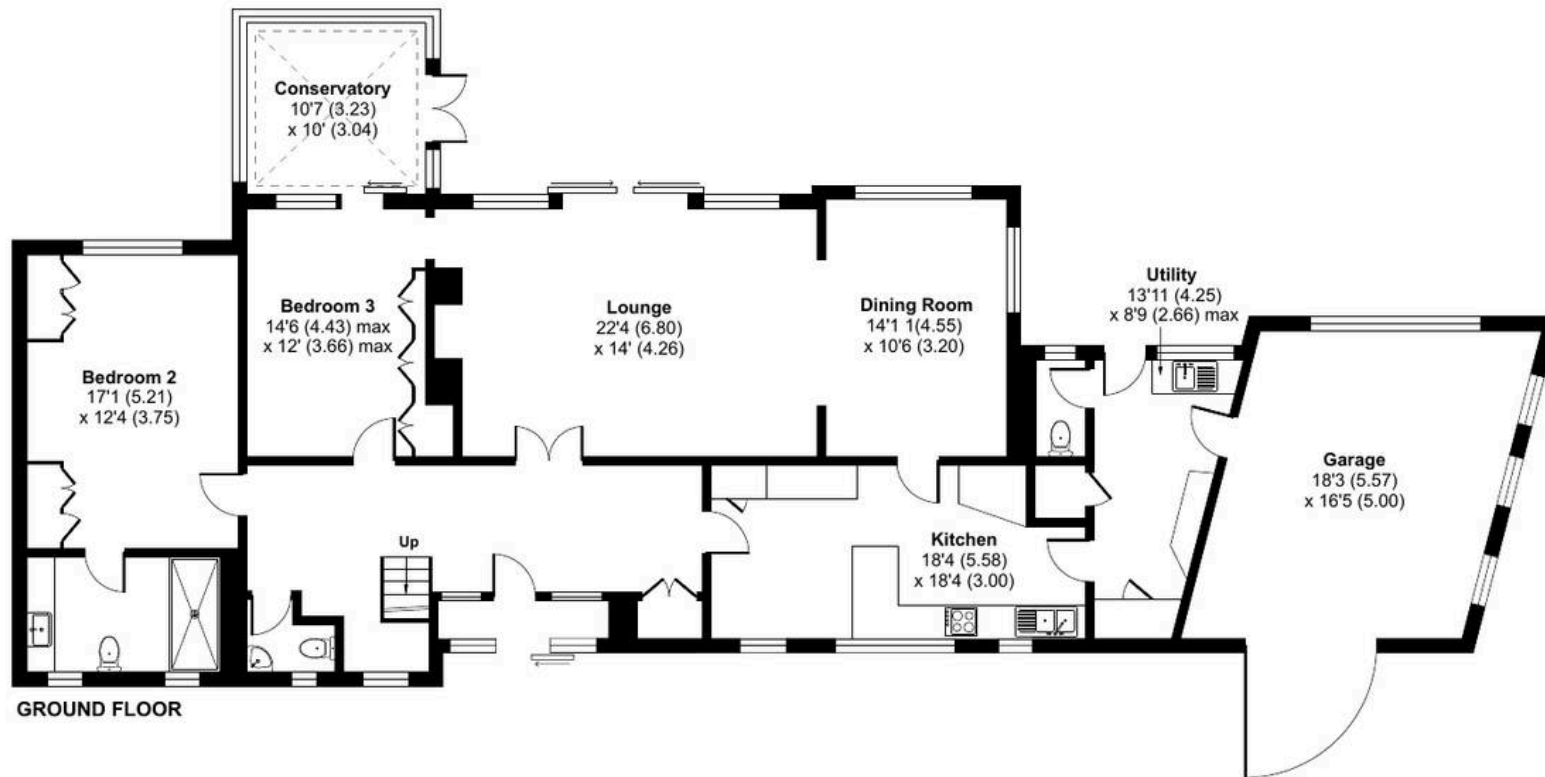


Beechwood Lane, Warlingham, CR6



FIRST FLOOR

Denotes restricted
head height



GROUND FLOOR

Approximate Area = 2640 sq ft / 245.2 sq m
Limited Use Area(s) = 233 sq ft / 21.6 sq m
Garage = 294 sq ft / 27.3 sq m
Total = 3167 sq ft / 294.1 sq m

For identification only - Not to scale





Park & Bailey Warlingham

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