



63 Hillbury Road, Warlingham – CR6 9TH

Offers in Region of **£529,950**





63 Hillbury Road

Warlingham

A three bedroom semi detached home in a sought after location with views over Whyteleafe park and within a short walk of a choice of two train stations. The property is offered with no onward chain.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- 1930's Semi Detached House
- Lounge/Dining Room
- Downstairs Cloakroom
- Large Garden backing Whyteleafe Park
- End of Chain



A 1930's Three-Bedroom Semi-Detached Family Home with Stunning Park Views

This well-presented three-bedroom semi-detached family home is situated in a sought-after location, offering picturesque views over Whyteleafe Park and the convenience of being just a short walk from a choice of train stations.

Upon entering through the porch, you are welcomed into a spacious entrance hall, featuring under-stairs storage and a convenient downstairs WC with a wash basin.

The kitchen is well-equipped with a range of base and eye-level units, complemented by work surfaces, a sink with drainer, and a double glass display cupboard. A double-glazed window to the side allows natural light to fill the space. An arched opening leads seamlessly into the open-plan lounge/dining room.

The lounge area boasts a double-glazed diamond leaded light window to the front, a feature stone fireplace with inset electric fire, and a classic picture rail, adding character to the space. The dining area benefits from a brick-built fireplace and double-glazed sliding patio doors, leading to the conservatory.

The conservatory is a delightful addition, featuring double-glazed windows to three sides, allowing for lovely views over the rear garden and Whyteleafe Park. French doors provide direct access to the rear garden, creating a perfect space for indoor-outdoor living.

A staircase from the entrance hall leads to the first-floor landing, providing access to all rooms.

- Bedroom One: A spacious double bedroom with a double-glazed window overlooking the rear garden and Whyteleafe Park, complete with a range of built-in wardrobes along one wall.
 - Bedroom Two: Another generous double bedroom featuring a double-glazed window to the front aspect and two built-in wardrobes for ample storage.
 - Bedroom Three: A single bedroom with a double-glazed window to the front aspect.
 - Family Bathroom: Fitted with a panel-enclosed bath, low-level WC, and wash basin.
- Outside:

The front garden includes a driveway providing off-street parking for two cars. A pathway with steps leads to the landscaped garden, with side access to the rear garden.

The rear garden is a true highlight, offering stunning views over Whyteleafe Park, a lawn, and a selection of mature plants and shrubs, creating a serene and private outdoor space.

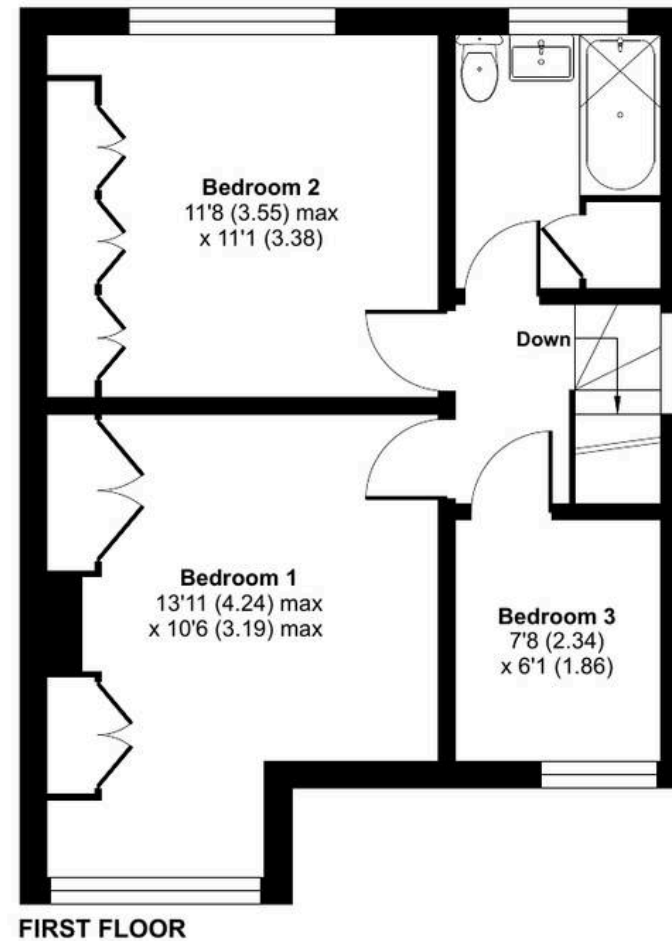
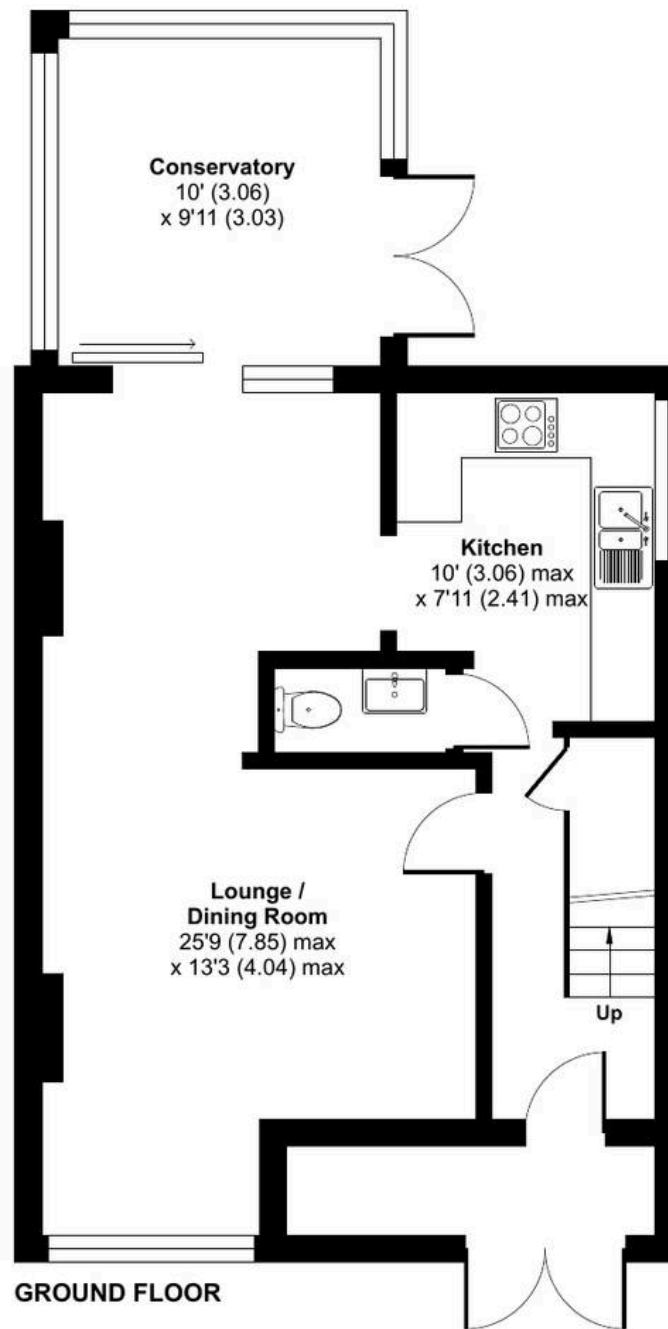
This charming home is ideally located for commuters and families, with excellent transport links, local amenities, and beautiful green spaces on the doorstep. Early viewing is recommended!



Hillbury Road, Warlingham, CR6

Approximate Area = 1031 sq ft / 95.7 sq m

For identification only - Not to scale





Park & Bailey Warlingham

Park & Bailey, 426 Limpsfield Road – CR6 9LA

01883 626326 • warlingham@parkandbailey.co.uk • www.parkandbailey.co.uk/

As part of our service, we may recommend ancillary providers to assist with your property transaction. Please scan here for our Referral Fee disclosure information.

