



57 Hillbury Road, Warlingham - CR6 9TH  
£550,000







## 57 Hillbury Road

Warlingham

Park & Bailey offer to market this 3 bedroom semi detached house backing on to Whyteleafe Park. The property also benefits from two off street parking spaces and walking distance to two main line train stations & potential to extend subject to planning permission. Offered to market with no onward chain.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

- NO CHAIN
- PARKING FOR TWO CARS
- VIEWS OF WHYTELEAFE PARK
- WALKING DISTANCE TO TWO MAIN LINE TRAIN STATIONS
- OPEN PLANNED KITCHEN/DINER



### Spacious 3-Bedroom Semi-Detached Home with No Onward Chain

The property also offers great potential for extensions, subject to the usual planning permissions, allowing buyers to add further space if desired.

Park & Bailey are delighted to present this well-maintained three-bedroom semi-detached home, ideally situated within walking distance of **two mainline train stations**, providing excellent commuter links to **London Bridge and London Victoria**.

The property features **two off-street parking spaces**, a bright front-facing lounge, and a **spacious open-plan kitchen/dining area** at the rear, complete with a convenient **downstairs WC** and direct access to the **landscaped garden** –perfect for entertaining.

Upstairs, there are two double **bedrooms**, a **single bedroom** and a **modern family bathroom**. The home is **well-presented throughout** and is offered to the market with **no onward chain**, making it an excellent opportunity for buyers looking for a smooth purchase.

Backing onto the **scenic Whyteleafe Park**, the home enjoys **lovely views** and provides **easy access to green spaces**, making it ideal for families and dog walkers. Additionally, the area boasts **highly regarded schools, local amenities, and excellent transport connections**, making it a fantastic place to call home.

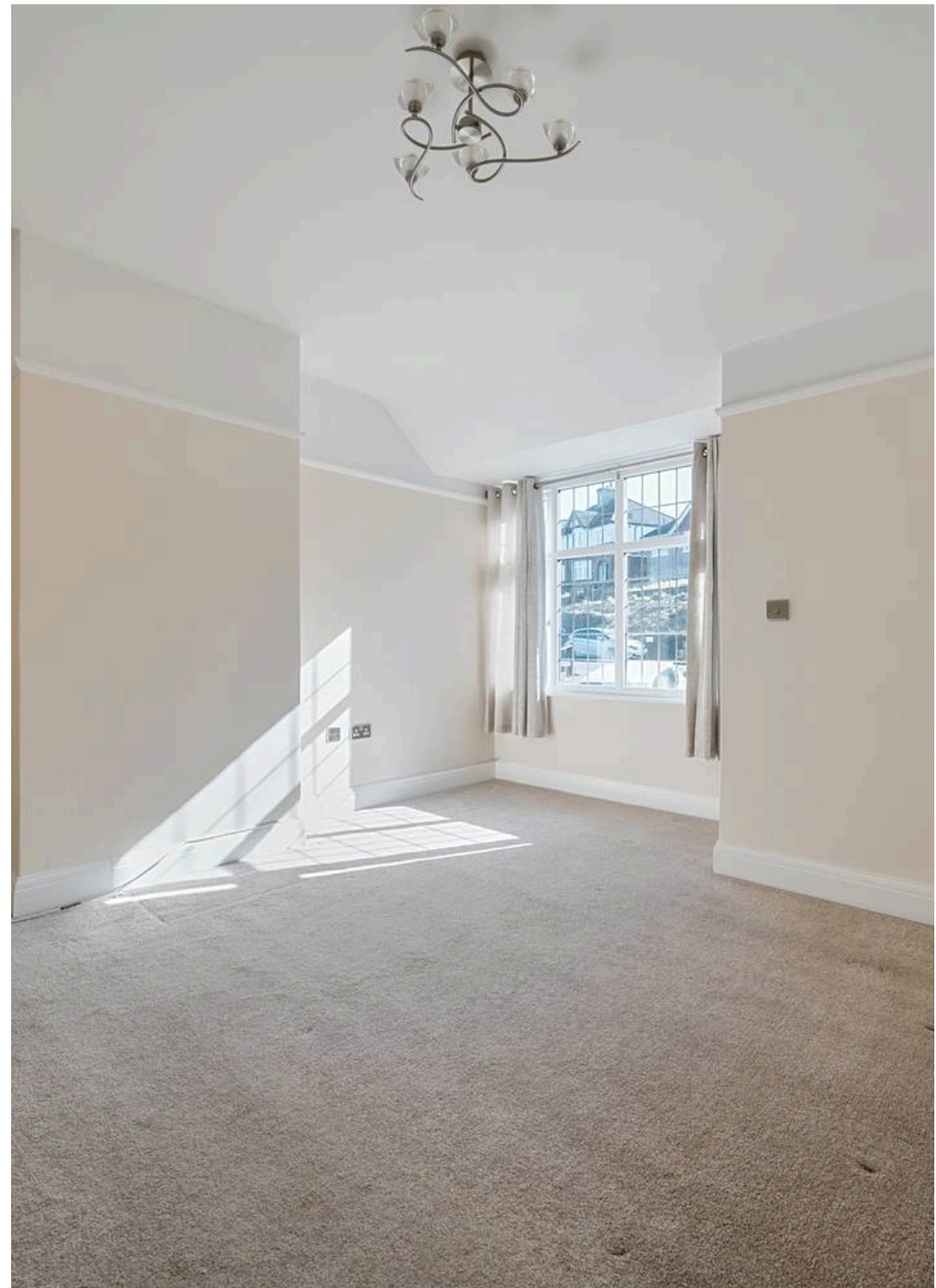
To arrange a viewing, please contact our office today.

*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*

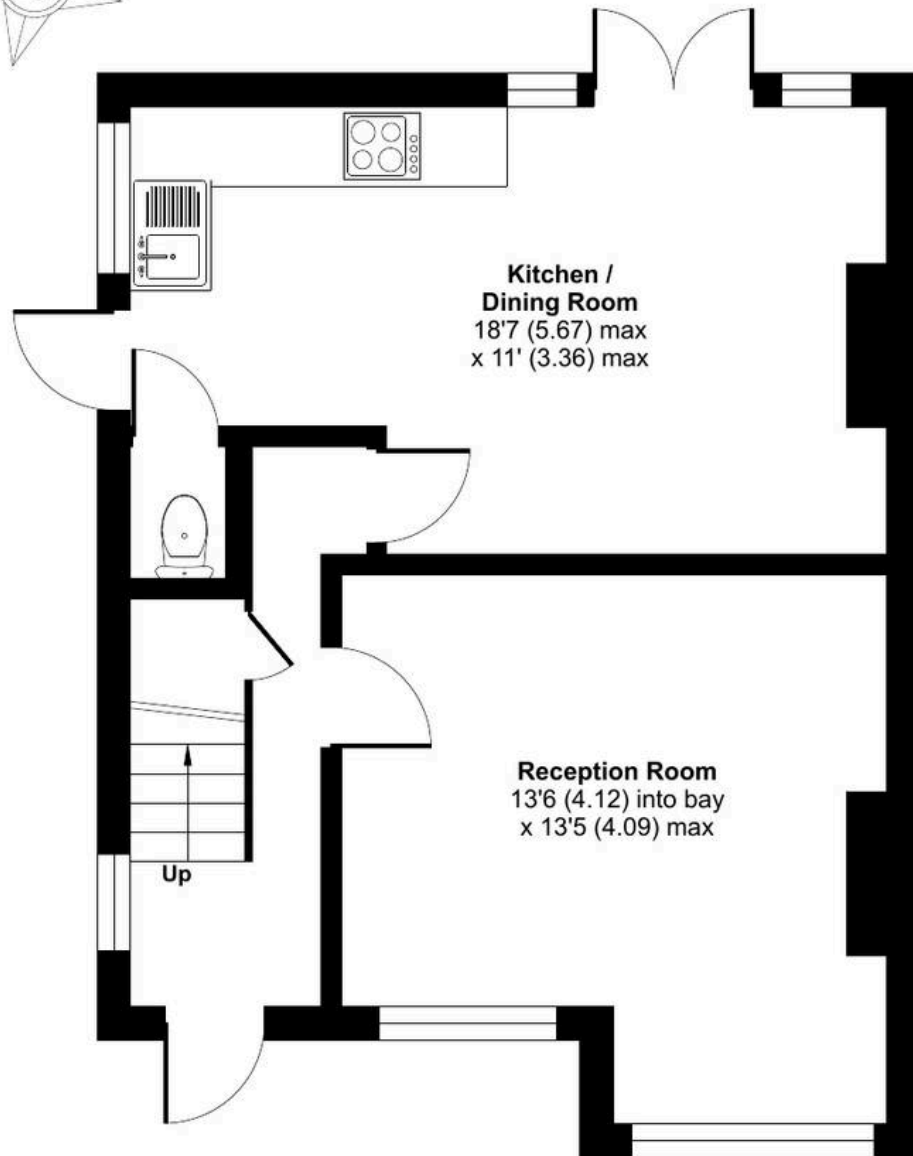
Situated in the sought-after village of Warlingham, this desirable area is known for its charming community, excellent transport links, and beautiful green spaces. The property is conveniently located within walking distance of Whyteleafe and Upper Warlingham train stations, both offering direct services to London Bridge and London Victoria, making it an ideal choice for commuters.



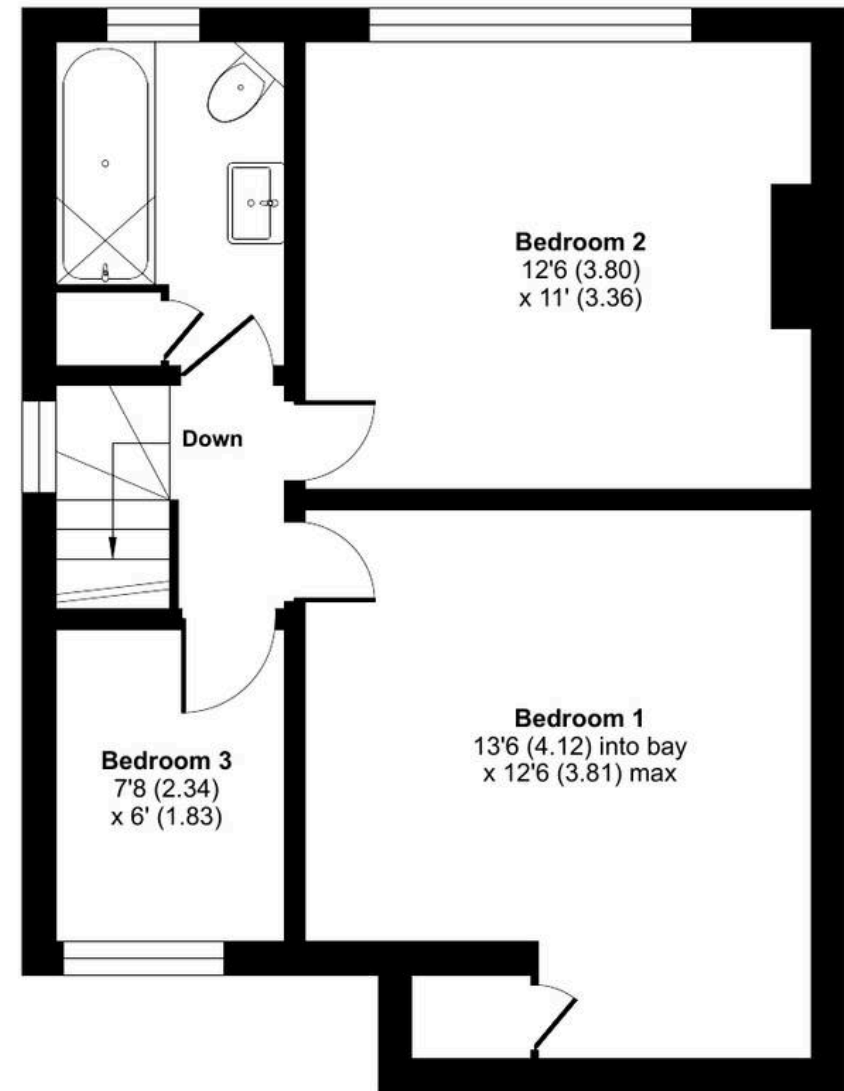
# Hillbury Road, Warlingham, CR6

Approximate Area = 871 sq ft / 81 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR







## Park & Bailey Warlingham

Park & Bailey, 426 Limpsfield Road - CR6 9LA

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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.

