



8a Chapel Road, Warlingham - CR6 9LH
£990,000



8a Chapel Road

Warlingham

Situated in the heart of the village is this spacious four double bedroom detached family home with approximately 2196 sq ft of accommodation. To include a through lounge/dining room, formal dining room or reception room and four double bedrooms one having dressing area and ensuite shower room. Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Porch
- Entrance Hall
- Through Lounge/Dining Room
- Dining/Reception Room
- Kitchen & Utility Room
- Master Bedroom with Dressing area and Ensuite.

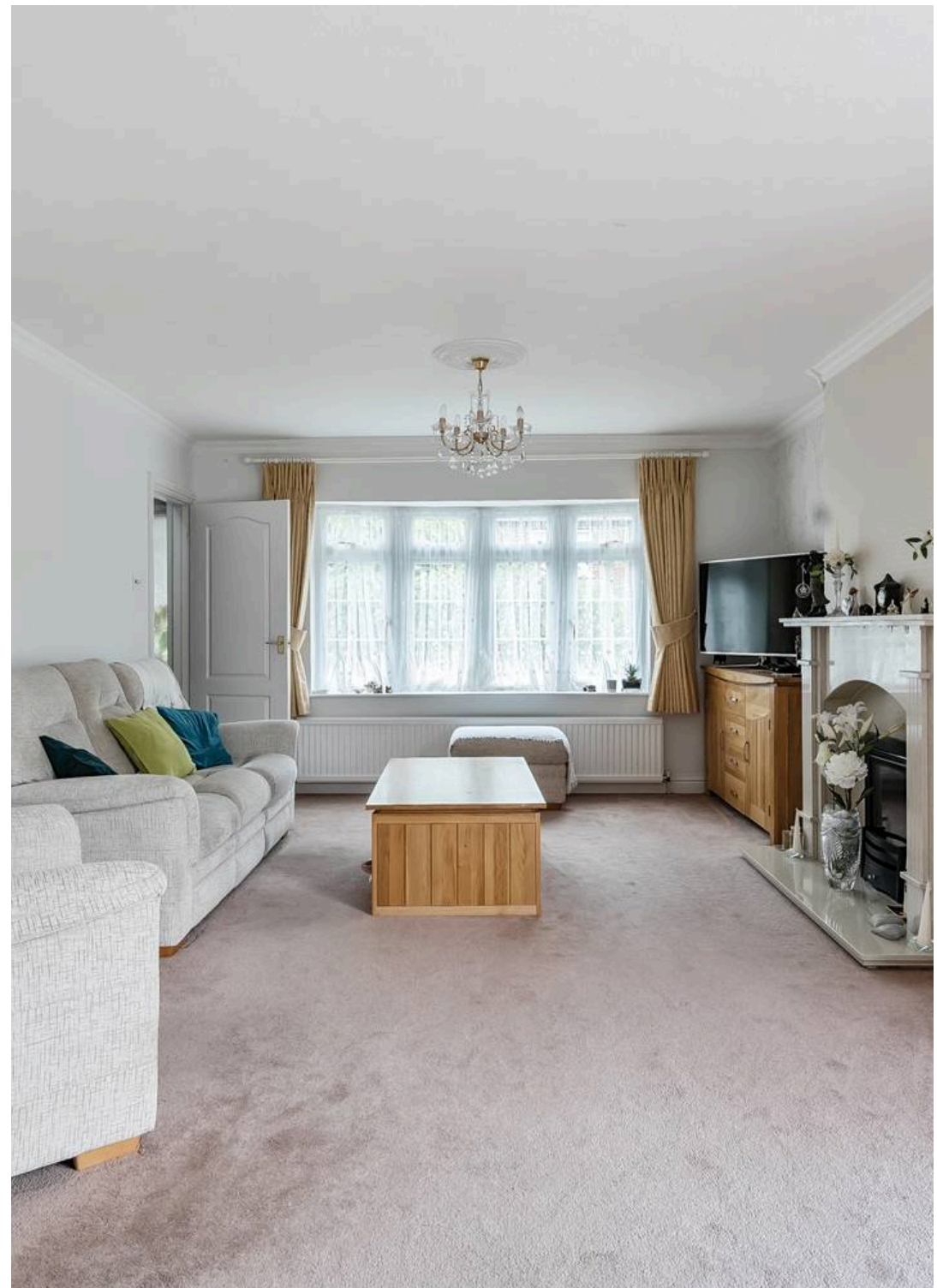


- **Triple Aspect Lounge:** Flooded with natural light, the expansive lounge features a stunning triple aspect, with double doors opening directly onto the beautifully landscaped garden – perfect for relaxing or entertaining.
- **Separate Dining Room/Reception Room:** A versatile space that can serve as a formal dining area or an additional reception room.
- **Fitted Kitchen & Utility Room:** The stylish, well-appointed kitchen provides ample storage and workspace, with a separate utility room offering added convenience and access to the double garage.
- **Downstairs Cloakroom:** Located off the entrance hall.
- Large Storage cupboard understairs
- **Extended Master Suite:** The spacious master bedroom has been extended to include fitted wardrobes, a dressing area, and a modern ensuite shower room for ultimate privacy and luxury.
- **Three Further Double Bedrooms:** Each of the additional bedrooms is generously sized, with fitted wardrobes providing plenty of storage.
- **Family Bathroom:** A sleek and contemporary family bathroom featuring both a bath and a separate shower.
- **Driveway & Double Garage:** A private driveway offers ample off-street parking, while the double garage provides additional secure storage and direct access to the utility room.
- **Gardens:** The immaculately maintained gardens wrap around the front, side, and rear of the property, offering tranquil outdoor spaces for family life and entertaining.

This exceptional property is perfectly located, with Warlingham Village just moments away, combining the charm of a village setting with the convenience of easy access to local amenities and transport links.

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.

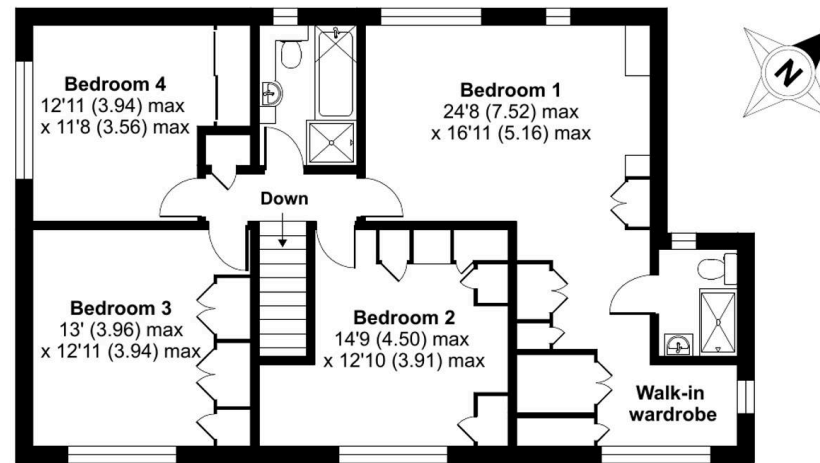
Cook Taylor Woodhouse – £200 Taylor Rose –£210



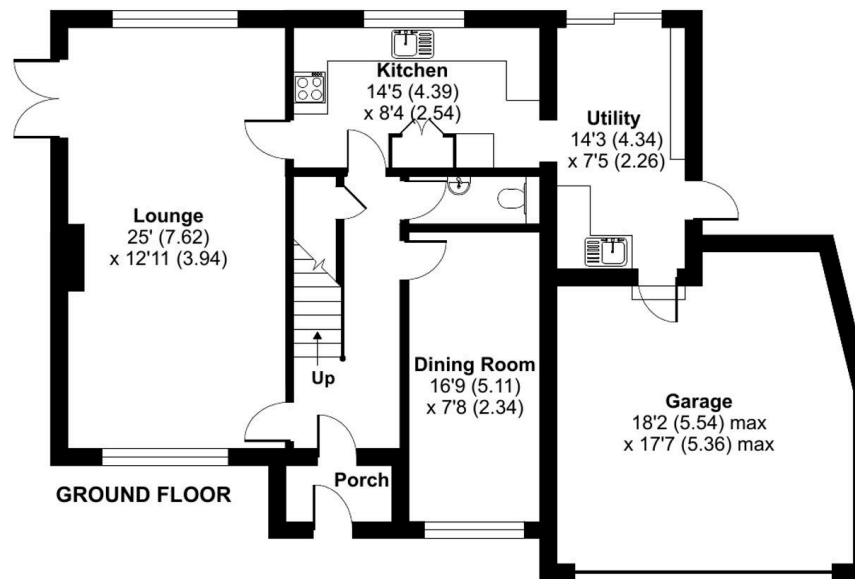
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Approximate Area = 2196 sq ft / 204 sq m (includes garage)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Park & Bailey Warlingham

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