



161 Hillbury Road, Warlingham – CR6 9TJ

Guide Price **£525,000**

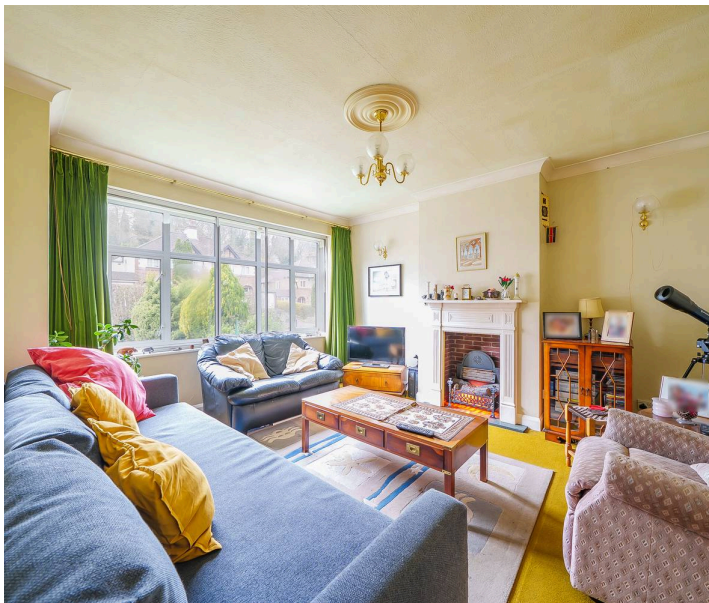




161 Hillbury Road

Warlingham

- WALKING DISTANCE TO TWO MAIN LINE TRAIN STATIONS
- SEMI DETACHED
- THREE BEDROOMS
- GOOD SIZED GARDEN
- OFF STREET PARKING
- WALKING DISTANCE TO WHYTLEAFE PARK



- **Entrance Hall:** Upon entering, you are greeted by a welcoming hallway with under stairs storage, offering a practical place to store coats and shoes.
- **Lounge:** The front-facing lounge provides a cozy retreat, perfect for family relaxation, this room could be knocked through to the dining room to create a through lounge/dining room.
- **Dining Room:** Located at the rear of the property, the dining room is a bright and airy space with double doors opening directly into the rear garden. This allows for easy indoor/outdoor living and entertaining.
- **Kitchen:** The kitchen, which also provides access to the garden, could be reconfigured to create a more open-plan space by knocking through to the dining room, offering potential for a large and modern lounge/dining room.
- **Master Bedroom:** A generously sized double bedroom with ample space for wardrobes and additional furnishings.
- **Second Bedroom:** Another spacious double bedroom, perfect for use as a guest room or child's bedroom.
- **Third Bedroom:** A good-sized single bedroom, ideal for a home office, nursery, or child's room.
- **Bathroom:** The family bathroom features both a bath and a separate shower with under floor heating, offering flexibility and convenience for all family members.
- **Driveway & Garage:** The property benefits from a driveway providing off-street parking, leading to a spacious garage with plenty of storage potential.
- **Rear Garden:** The rear garden is a lovely space and extends behind the neighbouring gardens, the total plot size is approximately a quarter of an acre, with a patio area ideal for al fresco dining, leading onto a well-maintained lawn. This private garden offers a peaceful retreat and space for outdoor play and relaxation.

Potential for Extension:

With planning permission, this home has the potential to be extended, allowing you to tailor the property to your own needs and further increase the living space.

This delightful home is a rare find and is bound to appeal to families looking for a character property with room to grow and extend. With its desirable location, close proximity to transport links and green spaces, and potential for future development, this property is not to be missed.



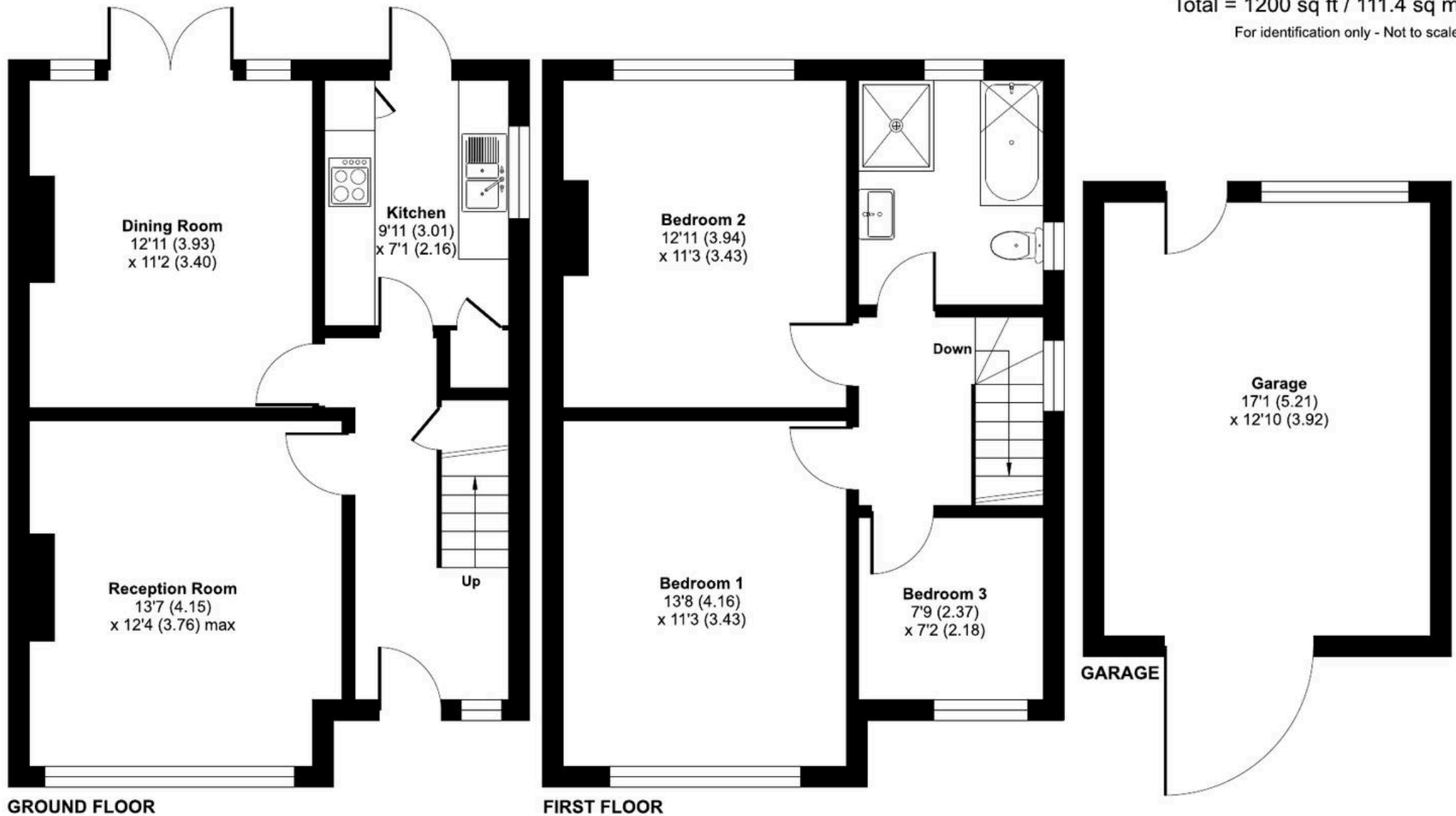
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Approximate Area = 980 sq ft / 91 sq m

Garage = 220 sq ft / 20.4 sq m

Total = 1200 sq ft / 111.4 sq m

For identification only - Not to scale





Park & Bailey Warlingham

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