



**19 Stuart Road, Warlingham - CR6 9JH**

In Excess of **£700,000**





## 19 Stuart Road

Warlingham

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Versatile living accommodation
- Picturesque views over countryside
- Triple aspect lounge
- Two ground floor bedrooms
- Garage and off street parking
- Sought after locations



- **Lounge:** A generously proportioned triple-aspect lounge, bathed in natural light from windows to the front and rear, offering delightful views over the garden. The room is perfect for both relaxing and entertaining, with patio doors that open directly onto the rear garden, seamlessly blending indoor and outdoor living.
- **Kitchen:** The extended kitchen is a true heart of the home, boasting ample space for a dining table and chairs. Well-equipped with modern appliances and plenty of storage, this kitchen is ideal for family meals or casual dining while enjoying views of the garden through the large windows.
- **Ground Floor Bedrooms:** Two well-sized bedrooms on the ground floor provide flexibility for use as sleeping quarters, home office space, or guest accommodation. Both rooms are bright and airy, with easy access to the nearby shower room.
- **Shower Room:** Conveniently located on the ground floor, the shower room is fitted with contemporary fixtures and a sleek finish, offering practicality and style.
- **First Floor Bedrooms:** The first floor features two additional spacious bedrooms, each with unique character and ample storage. The front bedroom benefits from beautiful views over the front garden and surrounding countryside.
- **Bathroom:** Serving the first-floor bedrooms, there is a bathroom comprising a bath, wash basin and w.c.

#### Outside:

- **Garage and Parking:** The property includes a garage, providing secure storage or parking, as well as off-street parking for multiple vehicles.
- **Rear Garden:** The large rear garden is a true highlight, featuring an expansive patio area perfect for al fresco dining and entertaining. The garden slopes and is mainly laid to lawn. With well-maintained borders and stunning views over the countryside, this garden is a serene escape from the hustle and bustle.

**Location:** Nestled in a sought-after location, this property offers the best of both worlds – a peaceful retreat with easy access to schools, and transport links. The surrounding area is known for its natural beauty, providing endless opportunities for outdoor activities and family adventures.

This property is a must-see for anyone seeking a spacious, versatile, and well-maintained family home in a beautiful setting. Don't miss out on the opportunity to make this stunning chalet bungalow your own.



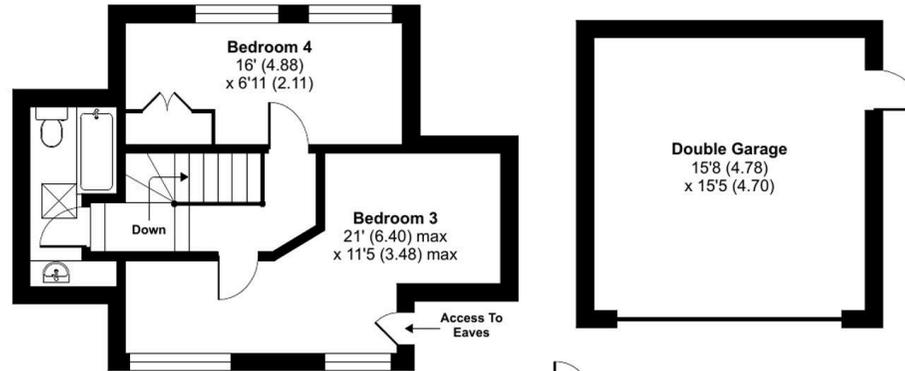
# Stuart Road, CR6

Approximate Area = 1369 sq ft / 127.2 sq m

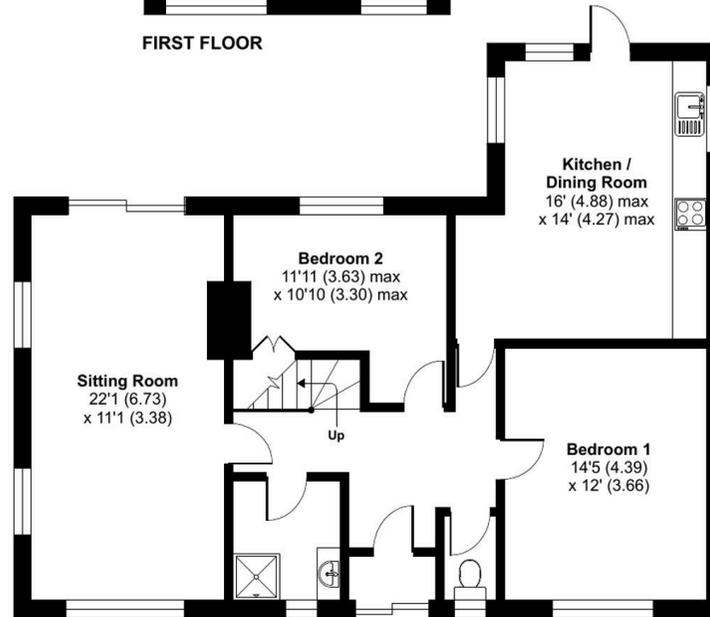
Garage = 245 sq ft / 22.7 sq m

Total = 1614 sq ft / 149.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR





## Park & Bailey Warlingham

Park & Bailey, 426 Limpsfield Road - CR6 9LA

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