



3 Spire Place, Warlingham – CR6 9LW

Guide Price **£550,000**





3 Spire Place

Warlingham

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Kitchen/Breakfast Room
- Second reception room
- Master Bedroom with Ensuite Shower Room
- Downstairs Cloakroom
- Allocated Parking



Modern Three-Bedroom Family Home in Prime Warlingham Location

Nestled within a highly sought-after cul-de-sac just a short stroll from Warlingham Village Green and the picturesque Blanchmans Nature Reserve, this beautifully presented three-bedroom semi-detached family home offers spacious and versatile living in an enviable location.

Upon entering the property, you're welcomed into a bright entrance hall with a convenient downstairs W.C. The stylish kitchen/breakfast room is thoughtfully fitted with an extensive range of base and eye-level units, complemented by quality work surfaces and pleasant views over the immaculate communal gardens to the front of the home.

To the rear, the spacious lounge provides an ideal setting for relaxing or entertaining, with double doors opening into a further reception room – perfect as a dining area or playroom – which in turn leads out to the private rear garden through another set of double doors.

Upstairs, the master bedroom benefits from fitted wardrobes and a sleek en-suite shower room. Two additional generously-sized bedrooms and a well-appointed family bathroom complete the first-floor accommodation.

Externally, the property boasts an allocated parking space, a small front garden overlooking the well-kept communal grounds, and a rear garden that is mainly laid to lawn and enclosed by panel fencing, offering a safe and secure outdoor space for children and pets.

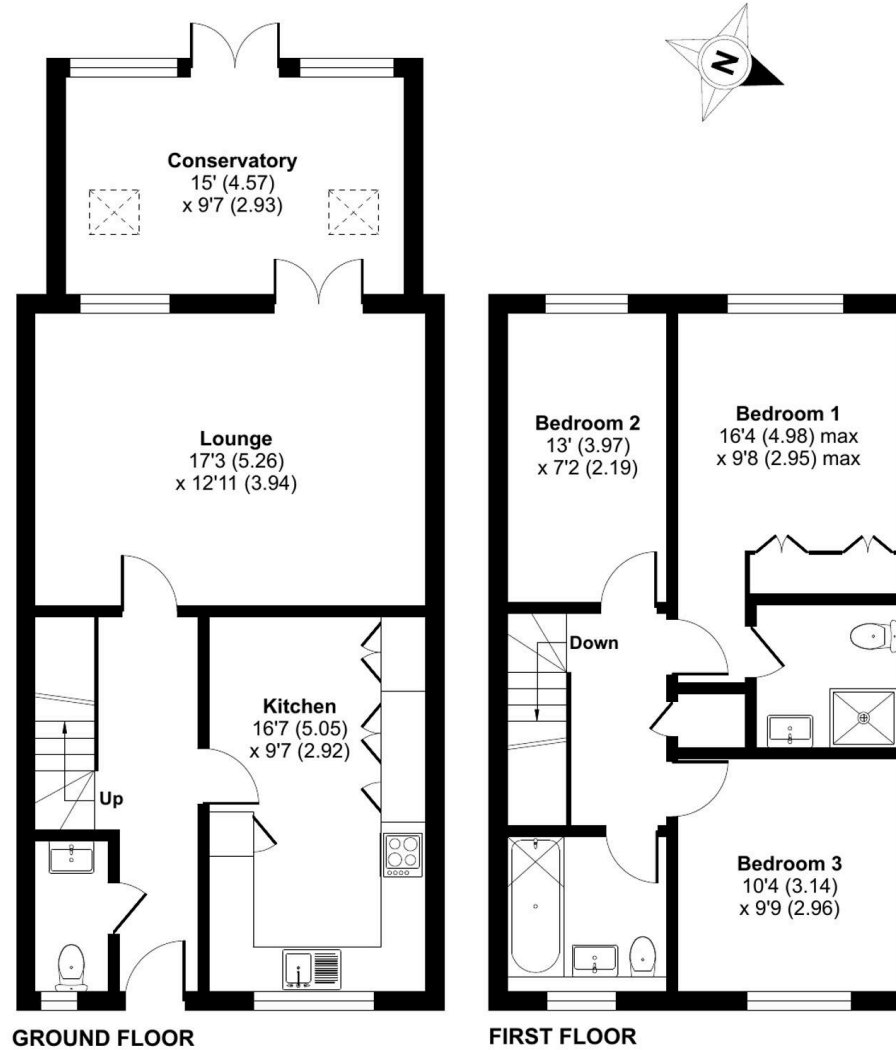
This is a fantastic opportunity to acquire a modern and well-maintained family home in a tranquil yet highly convenient location.



Spire Place, Warlingham, CR6

Approximate Area = 1191 sq ft / 110.6 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.

