



266 Farleigh Road, Warlingham – CR6 9EF

Offers in excess of £850,000







## 266 Farleigh Road

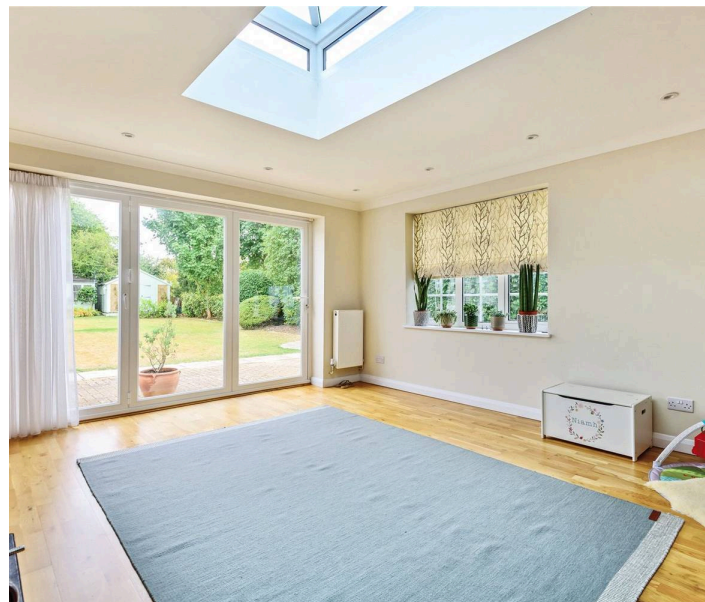
Warlingham

A spacious four bedroom detached family home set on a large level plot with potential for an annex and potential for further extension subject to the required planning and building regulations.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D



A spacious four bedroom detached family home set on a large level plot with potential for an annex and potential for further extension subject to the required planning and building consents.

Full description Tenure: Freehold Set within a large and sizeable level plot, this detached property is close to open countryside while being only about a mile from Warlingham Village Green. The property also benefits from a garage, large shed, home garden office and off-street parking for several cars.

Internally the property is very spacious, extending to about 2100 sq ft across two floors with a choice of reception rooms and a layout that offers potential for a self-contained annex. The accommodation comprises a sizeable entrance hall leading to a central hallway which opens to an 18ft sitting room, open plan kitchen/dining room, cloakroom with w.c., family room, utility room with internal access to the garage and an office/bedroom with en suite shower room.

On the first floor there is a main bedroom with en suite shower room, two further bedrooms and a family bathroom.

Outside The outside space is a real highlight of this attractive home, affording ample off-street parking to the front and an exceptional level garden to the rear. This has been landscaped to include a lawn, two patio areas, a large raised planter along one side and shed and summerhouse/office at the rear. There is also an integrated single garage accessed from the front.

Situation Farleigh Road is situated to the north eastern edge of Warlingham, about 1 mile from the village centre which is centred around a pretty green surrounded by shops, cafes pubs and restaurants.

There are nearby railway stations at Upper Warlingham and Whyteleafe and fast connections to Gatwick and Heathrow Airports via the A22/M25 (Junction 6). Local schools include a primary school at Warlingham plus a wider choice of schools at Whyteleafe, Hamsey Green, Woldingham and Caterham, the latter much regarded for its private offering.





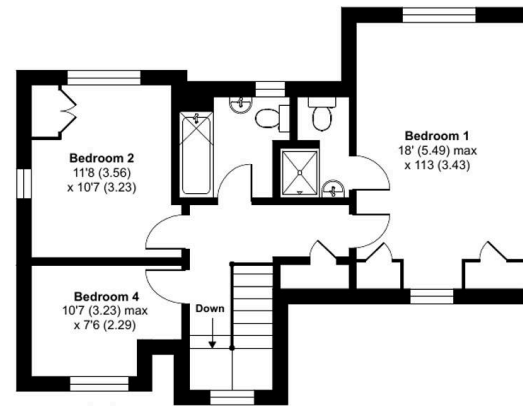
# Farleigh Road, Warlingham, CR6

Approximate Area = 1823 sq ft / 169.3 sq m

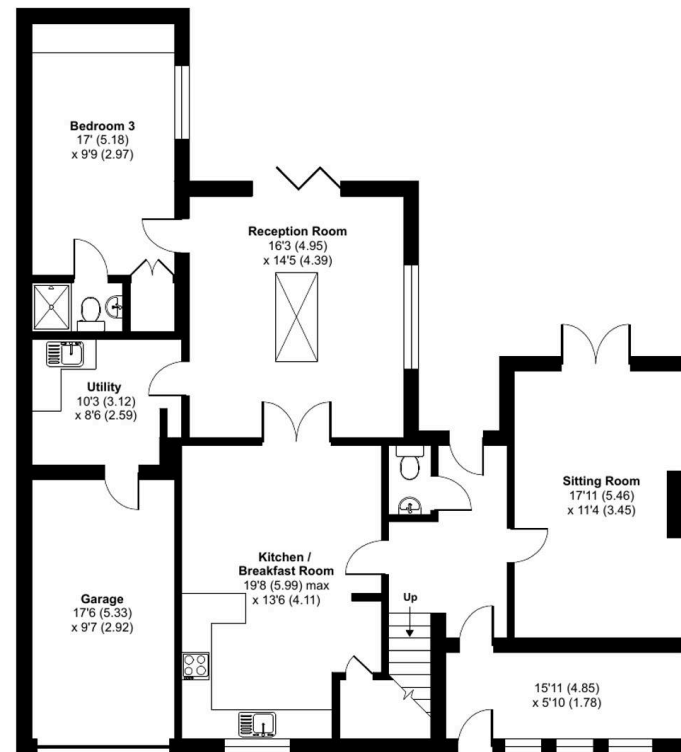
Outbuilding = 167 sq ft / 15.7 sq m

Total = 1990 sq ft / 184.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Park & Bailey. REF: 882904





## Park & Bailey Warlingham

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