



5 Birch Way, Warlingham - CR6 9DA

In Excess of **£800,000**





5 Birch Way

Warlingham

Park & Bailey are delighted to offer this four bedroom property in the sought after location of Birch Way. Located within a short walk to Warlingham Village, shops and amenities. Viewings highly recommended.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Second Living room
- Four Bedrooms
- Three Bathrooms
- Kitchen/Breakfast Room
- Garden Office
- Cul-de-sac location



The property is accessed via a welcoming **Entrance Hall**, leading through to the spacious **Family Room**, featuring double glazed doors opening directly onto the rear garden— perfect for everyday living or entertaining guests.

The **Lounge** is a bright, double aspect room, enhanced by a double glazed patio door to the garden and additional side windows that allow natural light to flood in.

The **Kitchen/Breakfast Room** offers a practical and stylish space, fitted with a comprehensive range of base and eye-level units, work surfaces, and part-tiled walls, complemented by front-facing double glazed windows.

Two generously sized bedrooms are located on the ground floor. **Bedroom One** overlooks the rear garden and benefits from its own **En-suite Shower Room**, while **Bedroom Two** enjoys views of the front garden. A well-appointed **Shower Room** serves the ground floor, fitted with a corner shower cubicle, low-level WC, wash hand basin, and a front-facing window.

A staircase from the entrance hall leads to the **first floor landing**, where you have a further three bedrooms

Bedroom Three is a spacious, double aspect room with windows to the front and rear, and boasts its own **En-suite Bathroom**—a perfect private retreat. **Bedroom four is divided into two rooms with dual aspect**, making it an ideal guest room or study.

Outside

To the front of the property, a well-kept garden and a driveway provide **off-street parking** and access to the **Garage**.

The **rear garden** is level and mainly laid to lawn, featuring a **brick-paved patio area** ideal for outdoor dining and relaxing. At the far end of the garden, the **detached brick-built home office/garden room** offers an excellent space for working from home, hobbies, or as an additional entertaining area.

This delightful home is ideal for families or anyone seeking flexible accommodation in a well-connected village setting. Viewing is highly recommended to fully appreciate the generous layout and excellent outdoor features this property has to offer.



Birch Way, Warlingham, CR6

Approximate Area = 1821 sq ft / 169.2 sq m

Limited Use Area(s) = 86 sq ft / 8 sq m

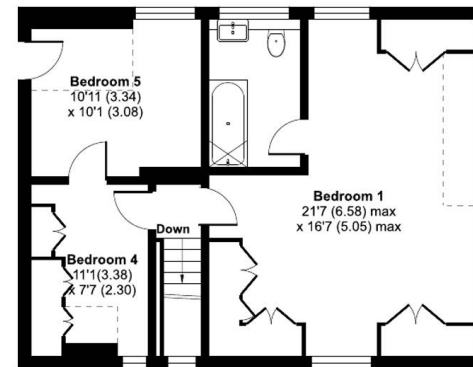
Garage= 109 sq ft / 10.1 sq m

Outbuilding = 321 sq ft / 29.8 sq m

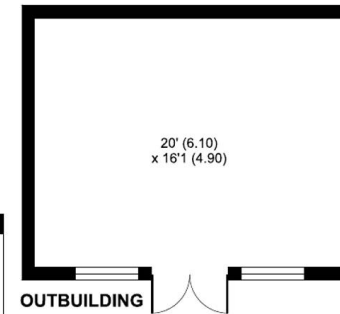
Total = 2337 sq ft / 217.1sq m

For identification only - Not to scale

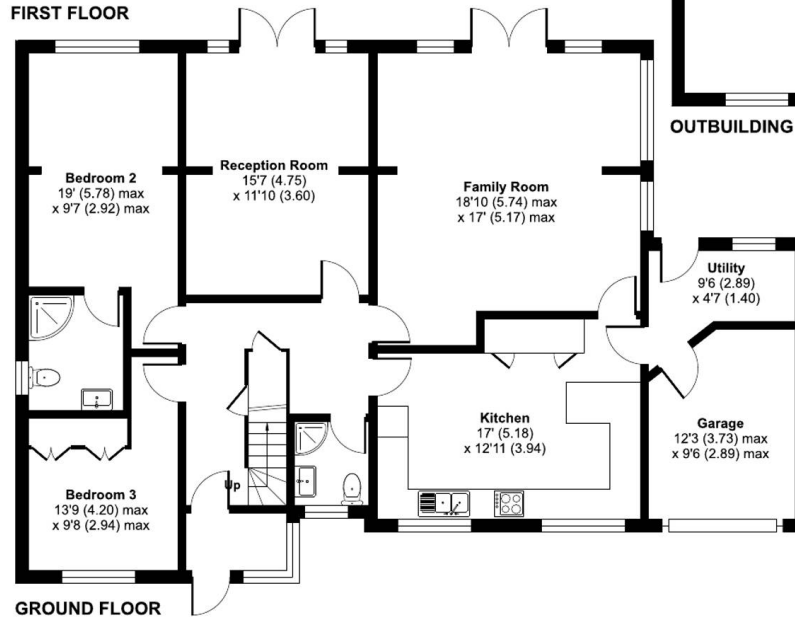
Denotes restricted
head height



FIRST FLOOR



OUTBUILDING



GROUND FLOOR



Park & Bailey Warlingham

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