



6 Lime Grove, Warlingham - CR6 9DB

Guide Price **£330,000**





6 Lime Grove

Warlingham, Warlingham

Set in a peaceful location with its own private garden adjacent to the beautiful Blanchmans Nature Reserve, this property blends tranquil surroundings with access to a reliable bus service, Sainsbury's and the local amenities of Warlingham Village, all within easy walking distance, as well as three train stations with regular services to London within ten minutes drive.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- First floor maisonette
- Spacious living room
- Kitchen/Diner
- Three bedrooms
- Refitted bathroom
- Own garden



Spacious Two to Three-Bedroom First Floor Maisonette with private garden next to Blanchmans Nature Reserve.

Nestled on a sought-after side road, this generously proportioned first floor maisonette has two large bedrooms and a small bedroom or study.

The well-appointed accommodation includes a bright and spacious living room, a refitted kitchen/dining room equipped with an extensive range of contemporary base and eye-level units, complemented by ample work surfaces.

The property offers two to three bedrooms, including a spacious principal bedroom complete with a range of fitted wardrobes. A second generously sized double bedroom provides further versatile accommodation, while the third smaller room offers flexibility as a bedroom or home office. The bathroom is fitted with a suite including a bath, WC, and wash basin.

Externally, the property benefits from a substantial private rear garden, providing excellent outdoor space with brick built storage sheds, one of which, gives itself to be used as a small summer house, complete with electricity, opening out on to the paved patio under the conservatory style roof.

This charming maisonette is ideally positioned for nature lovers and families, offering a rare combination of space, location, and lifestyle.

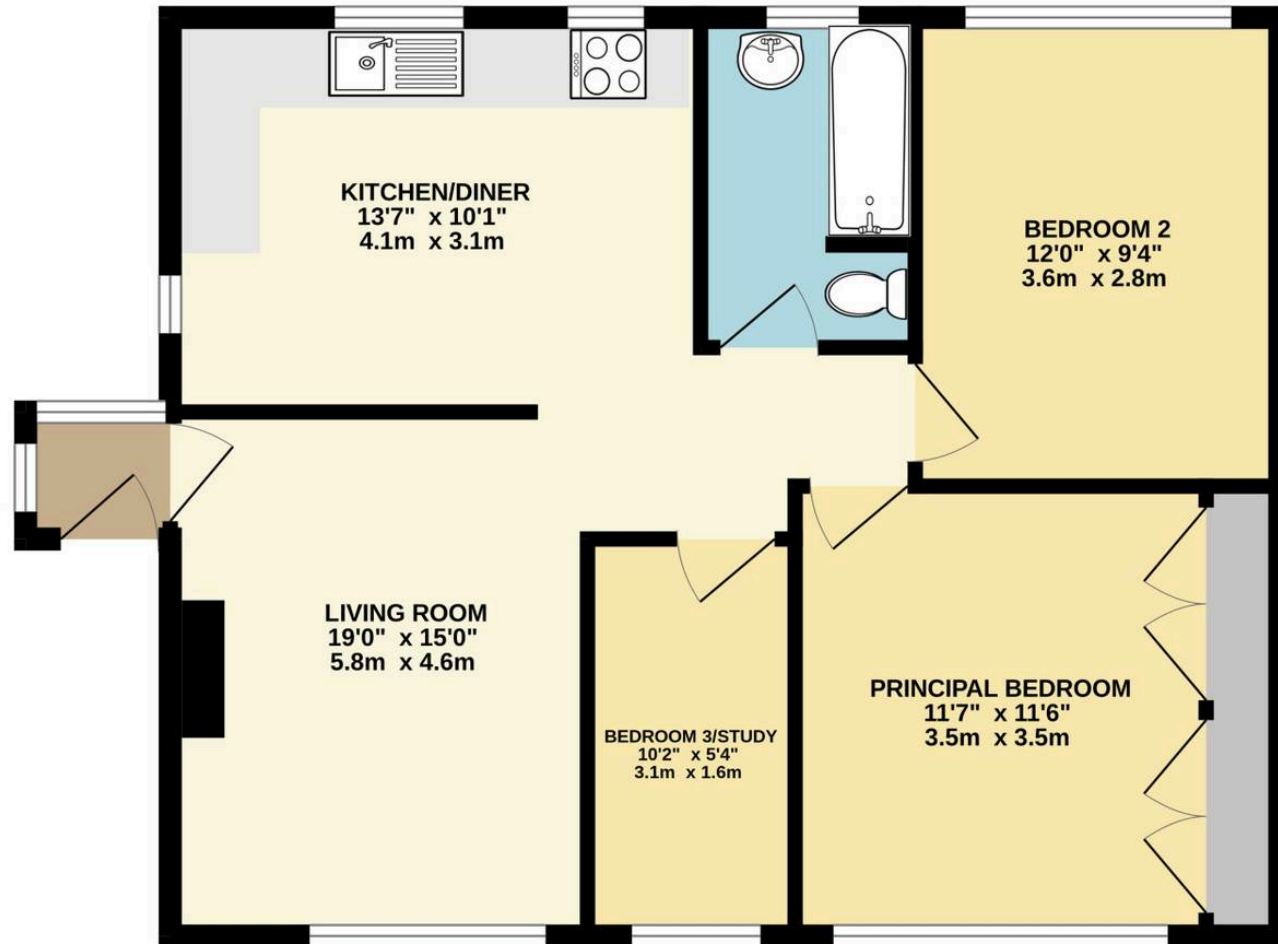
Key Features:

- *Three bedrooms (two doubles and one small single/office)*
- *Bright spacious living room*
- *Refitted kitchen/dining room*
- *Bathroom with bath, WC, and basin*
- *Large private rear garden*
- *Brick-built and metal external storage sheds*
- *Peaceful location next to Blanchmans Nature Reserve*
- *Easy access to amenities*

Viewing is highly recommended to fully appreciate the space and setting on offer.



FIRST FLOOR
673 sq.ft. (62.5 sq.m.) approx.



TOTAL FLOOR AREA : 673 sq.ft. (62.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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