



265 Limpsfield Road, Warlingham - CR6 9RL

In Excess of £500,000





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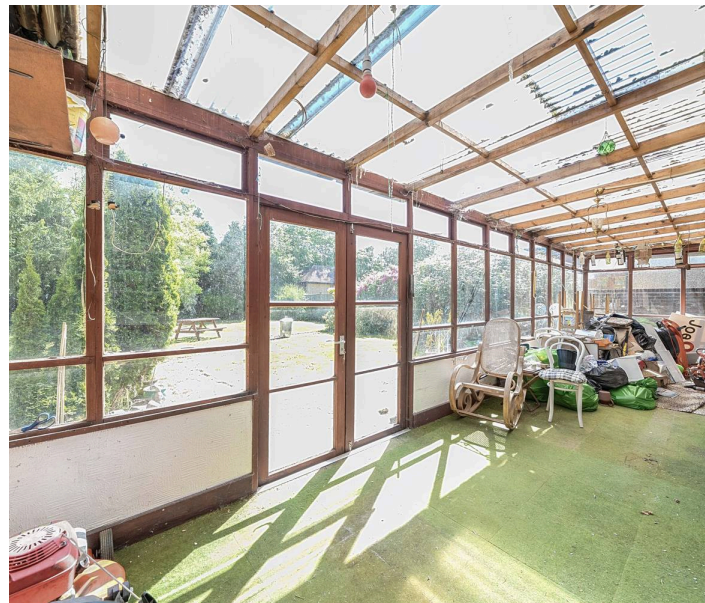
Warlingham

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Detached house in need of updating
- Three Bedrooms
- Lounge
- Dining Room
- Conservatory
- Two first floor bedrooms
- Off street parking and garage
- Large garden



A Rare Development Opportunity – Detached Three Bedroom Home on a Generous Plot

Set on a large, level plot in a sought-after residential location, this three-bedroom detached property offers a fantastic opportunity for those looking to create a spacious and modern family home. In need of updating throughout, the property provides excellent scope for refurbishment and extension (subject to the necessary planning permissions), making it ideal for buyers with vision.

The accommodation is well-proportioned and versatile, currently comprising:

- Welcoming entrance hall
- Kitchen with views over the front garden
- Spacious lounge with direct access to a conservatory, providing an excellent flow of natural light and garden views
- Separate dining room, ideal for family meals or entertaining
- Ground floor bedroom, offering flexibility for use as a guest room, home office, or playroom
- Downstairs WC for added convenience

Upstairs, the first floor features:

- Two generous double bedrooms with ample space for storage
- Family bathroom

Outside, the property truly comes into its own. The extensive, level rear garden offers fantastic space for families, keen gardeners, or those considering future extensions. To the front, there is driveway parking, a single garage, and a front garden that adds further kerb appeal.

Key Features:

- Detached three-bedroom property
- In need of modernisation and updating
- Flexible ground floor layout with potential for reconfiguration
- Spacious rear garden with excellent privacy
- Driveway and garage
- Superb potential for extension (STPP)



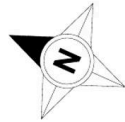
Limpsfield Road, Warlingham, CR6

Approximate Area = 1794 sq ft / 166.6 sq m

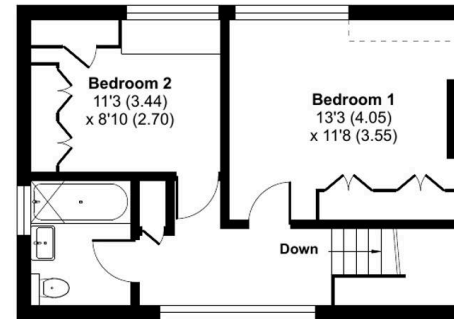
Limited Use Area(s) = 8 sq ft / 0.7 sq m

Total = 1802 sq ft / 167.3 sq m

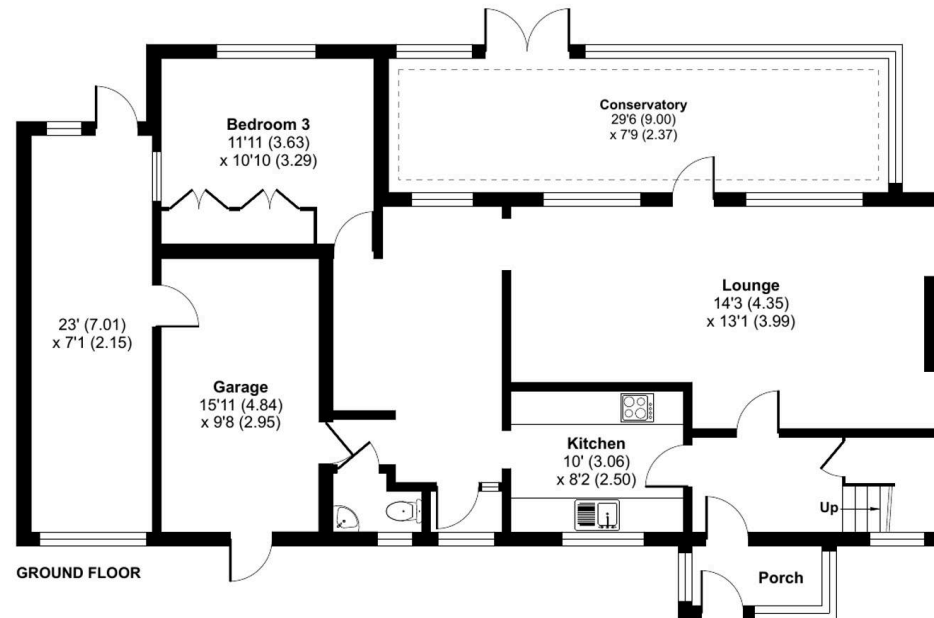
For identification only - Not to scale



Denotes restricted
head height



FIRST FLOOR



GROUND FLOOR



Park & Bailey Warlingham

Park & Bailey, 426 Limpsfield Road – CR6 9LA

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