



**29 East Parkside, Warlingham – CR6 9PY**

Guide Price **£1,400,000**







## 29 East Parkside

Warlingham

Park & Bailey are proud to present this stunning four-bedroom detached family home to the market. The current owners have extended the property, creating the ideal space for family living. For more information or to arrange a viewing, please feel free to contact the office. Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Extended Four Bedroom Detached House
- Two En-Suites
- Double Garage
- Gated Development
- Large Kitchen/Living/Family Room
- Office
- Vendor Suited
- Three Reception Rooms



Park & Bailey are delighted to bring to market this impressive four-bedroom detached family home, located in the desirable Great Park area of Warlingham.

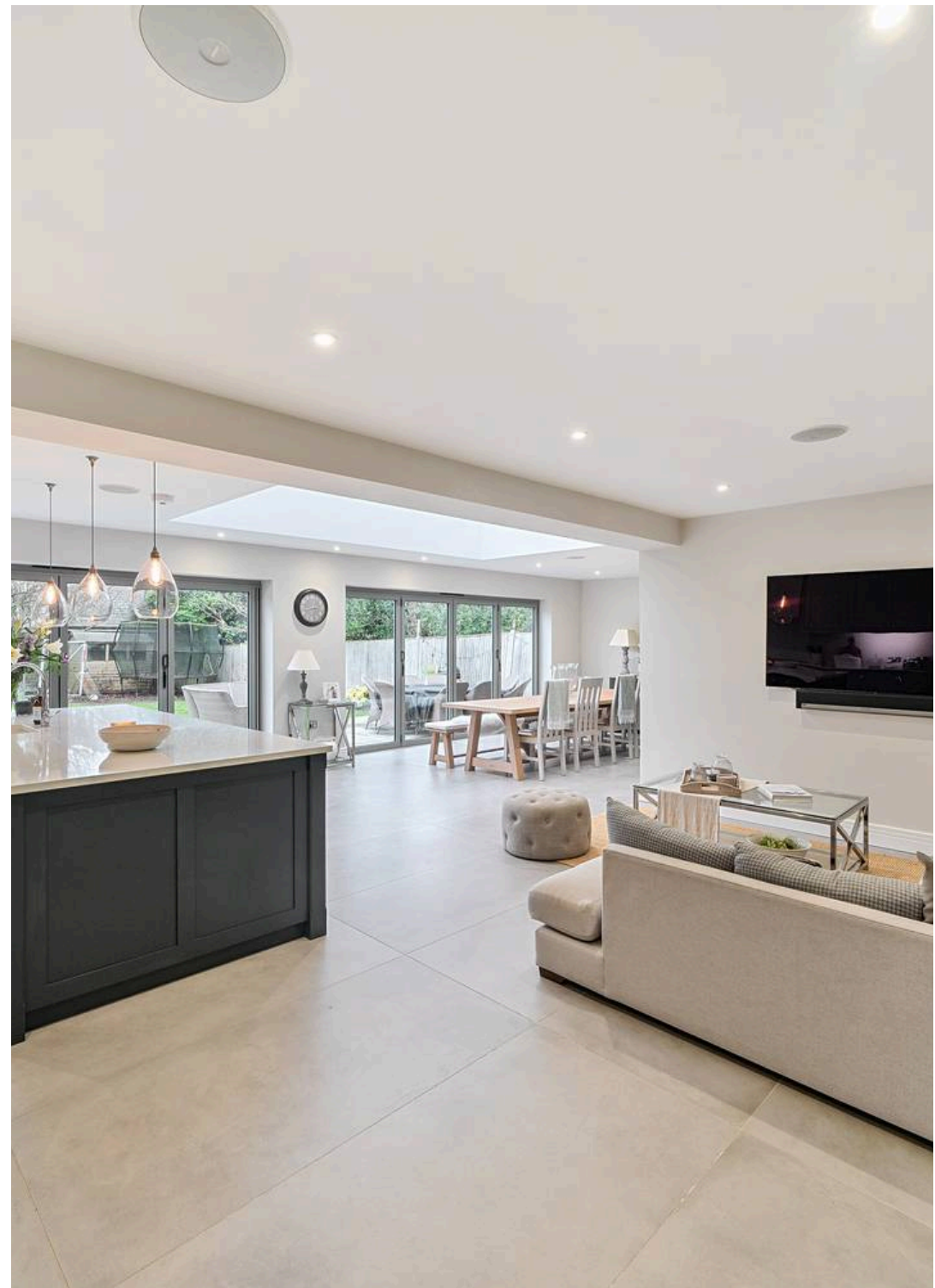
This property has been thoughtfully extended to both the rear and side, creating an abundance of living space. The ground floor offers a spacious kitchen/breakfast/family room, a study, a playroom/gym, a utility room, and a downstairs WC. The double garage is accessible from the interior of the house.

On the first floor, you will find four generously sized double bedrooms. The master bedroom features a large walk-in wardrobe and a beautifully refitted en-suite bathroom. One additional bedroom has built-in wardrobes and a refitted en-suite shower room, while the other two double bedrooms share a refitted family bathroom.

Externally, the property benefits from a beautifully landscaped rear garden, providing plenty of space for outdoor activities, as well as rear access to the garage.

Great Park, Warlingham is a sought-after area known for its tranquil environment and excellent local amenities. It offers a great selection of schools, parks, and shops, and is well-connected to transport links, including nearby Warlingham Station, making it an ideal location for families looking for a balance of suburban peace and easy access to London and surrounding areas.

Warlingham is a charming village located in the beautiful Surrey Hills, offering a peaceful yet well-connected setting. It's an ideal location for families, with excellent local amenities, including a range of independent shops, cafes, and restaurants. The area is well-served by public transport, with Warlingham Station offering direct trains to London Victoria and London Bridge, making it a great choice for commuters. Warlingham also boasts outstanding schools, including both primary and secondary options, making it a desirable spot for families with children. Surrounded by picturesque countryside, the area offers a range of outdoor activities, from scenic walks and cycling routes to nearby parks and nature reserves. With its combination of suburban tranquility, excellent transport links, and a strong sense of community, Warlingham is a fantastic place to call home.



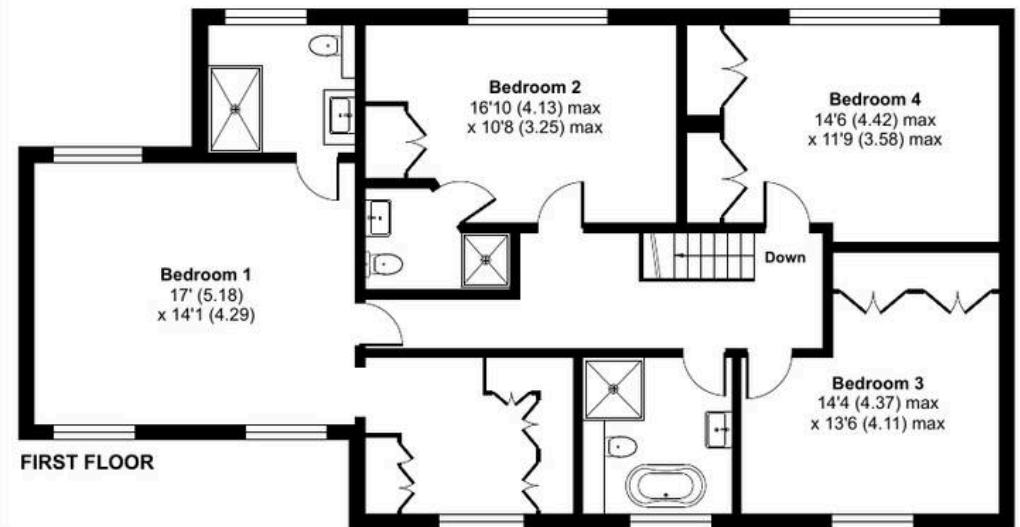
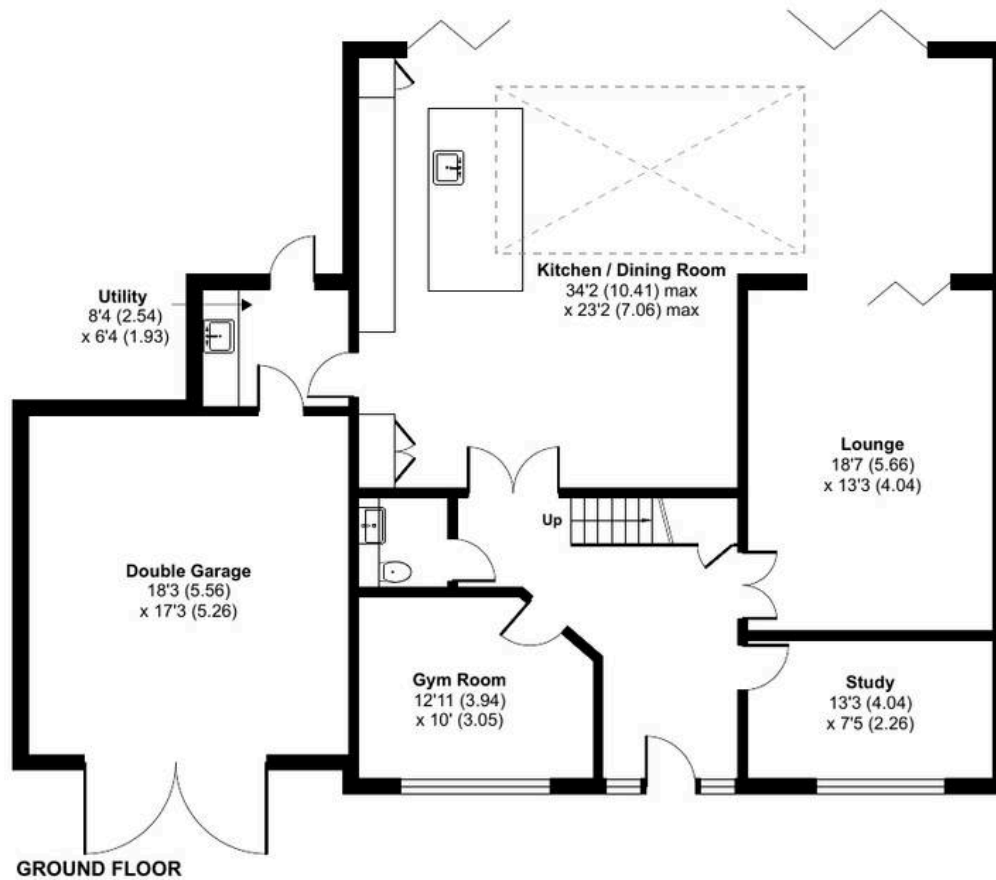
# East Parkside, Warlingham, CR6

Approximate Area = 2591 sq ft / 240.7 sq m

Garage = 315 sq ft / 29.2 sq m

Total = 2906 sq ft / 269.9 sq m

For identification only - Not to scale







## Park & Bailey Warlingham

Park & Bailey, 426 Limpsfield Road – CR6 9LA

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