



65 Kingswood Lane, Warlingham – CR6 9AB

Guide Price **£595,000**





65 Kingswood Lane

Warlingham

A two bedroom semi detached bungalow with off street parking situated in a sought after location close to Woodland. The property also has the benefit...

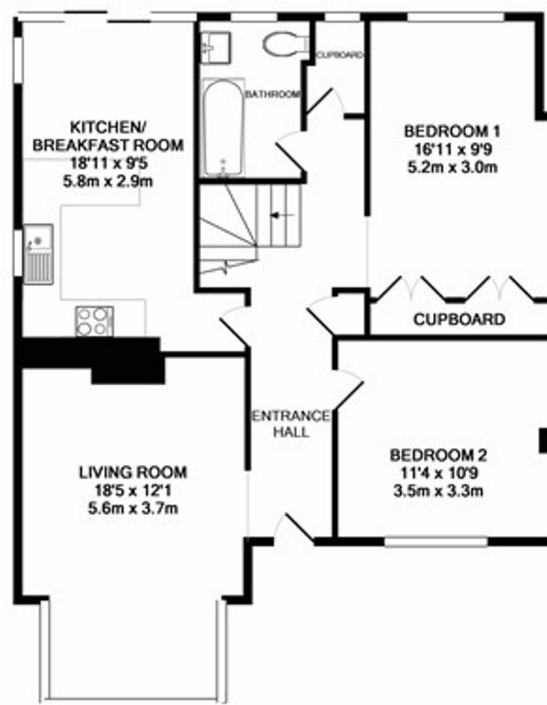
Council Tax band: TBD

EPC Energy Efficiency Rating: D

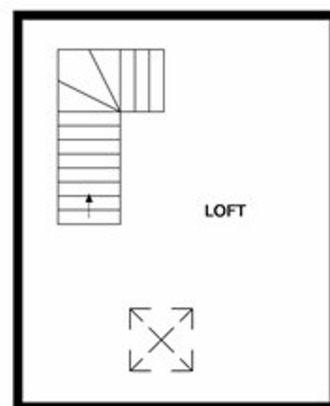


A two bedroom semi detached bungalow with off street parking situated in a sought after location close to Woodland. The property also has the benefit of potential for further extension in to the roof space to provide an additional two bedrooms*. Lounge * Two double bedrooms * Kitchen/Breakfast room * Family bathroom * Loft space * Off street parking * Level Plot * No onward chain * Viewing recommended * Suitable for additional bedrooms subject to the required planning and building regulations A two bedroom semi detached bungalow situated in a semi rural location within a few minutes walk of woodland at the end of the road. The accommodation briefly comprises of entrance hall, lounge with double glazed bay window to the front, refitted kitchen/breakfast room with patio doors out to the rear gardens and two double bedrooms. There is also a staircase rising to the loft room which has potential for further accommodation subject to the usual planning and building regulations. Outside: Front garden - area of block paved drive providing off street parking, with further area of garden laid to lawn. Rear gardens enclosed by panel fencing with shingle patio area leading to the remainder of the garden, laid to level lawn. Gate providing side access. Situation: The property is situation in a popular location close to local shops at Hamsey Green and Warlingham School. Directions: Proceed from Warlingham along the Limpsfield Road towards Sanderstead, Kingswood Lane can be found on the right hand side, opposite the Good Companions pub. The property can be found on the left hand side towards the end of the road. * Subject to the required planning and building regulations that may be required.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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