



1a Court Farm Road, Warlingham – CR6 9BL

In Excess of £625,000





1a Court Farm Road

Warlingham

A two double bedroom detached bungalow offered in excellent decorative order. The property is situated in a convenient location close to Upper Warlingham station. Large gardens with stunning views.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: F

- Detached Bungalow
- Lounge
- Dining Room
- Two Double Bedrooms
- Kitchen
- Bathroom
- Beautiful landscaped gardens
- Off street parking



Welcoming hallway with wooden flooring and loft access.

A bright, well-equipped kitchen fitted with a comprehensive range of base and eye-level units complemented by elegant granite work surfaces. Appliances include a built-in oven with a four-ring electric hob, fridge freezer, dishwasher, washing machine, and tumble dryer. A double-glazed window to the front and door to the side provide excellent natural light and garden access. Electric underfloor heating.

This inviting living space features double-glazed patio doors opening onto the rear garden, allowing for uninterrupted garden views. A wood-burning stove set within a stylish fireplace, wood flooring, and double doors leading to the dining room make this the perfect place to relax or entertain.

A light-filled dining area with wood flooring and patio doors offering further access to and views of the rear garden ideal for indoor/outdoor living in warmer months.

A spacious double room featuring a leaded light bay window to the front, wood flooring, and fitted wardrobes with mirrored sliding doors, offering both comfort and practicality.

Another generous double bedroom with a bay window to the side, perfect as a guest bedroom, study, or hobby space.

Stylishly finished with marble wall tiles and travertine flooring, this bathroom features a panel-enclosed bath, separate shower cubicle, wash basin with vanity storage, low-level WC, and a double-glazed window for natural light and ventilation. Electric underfloor heating.

This property benefits from flexel ceiling heating throughout the property.

Lean-To. Practical and versatile, the lean-to provides front and rear access, ideal for storage or utility use.

- Paved terrace with steps down to a lawn area, bordered by colourful flower and shrub beds
- Mature fruit trees and a raised fish pond add interest and tranquillity
- Archway leading to a landscaped patio garden with an inset pond, grapevines, and established planting
- Steps to a more natural, wild garden area with further fruit trees, a greenhouse, and timber garden sheds
- Side access adds convenience for garden maintenance and external storage

Attractive landscaped frontage with a block-paved driveway providing off-street parking for two vehicles, along with steps and a path leading to the main entrance and side access.

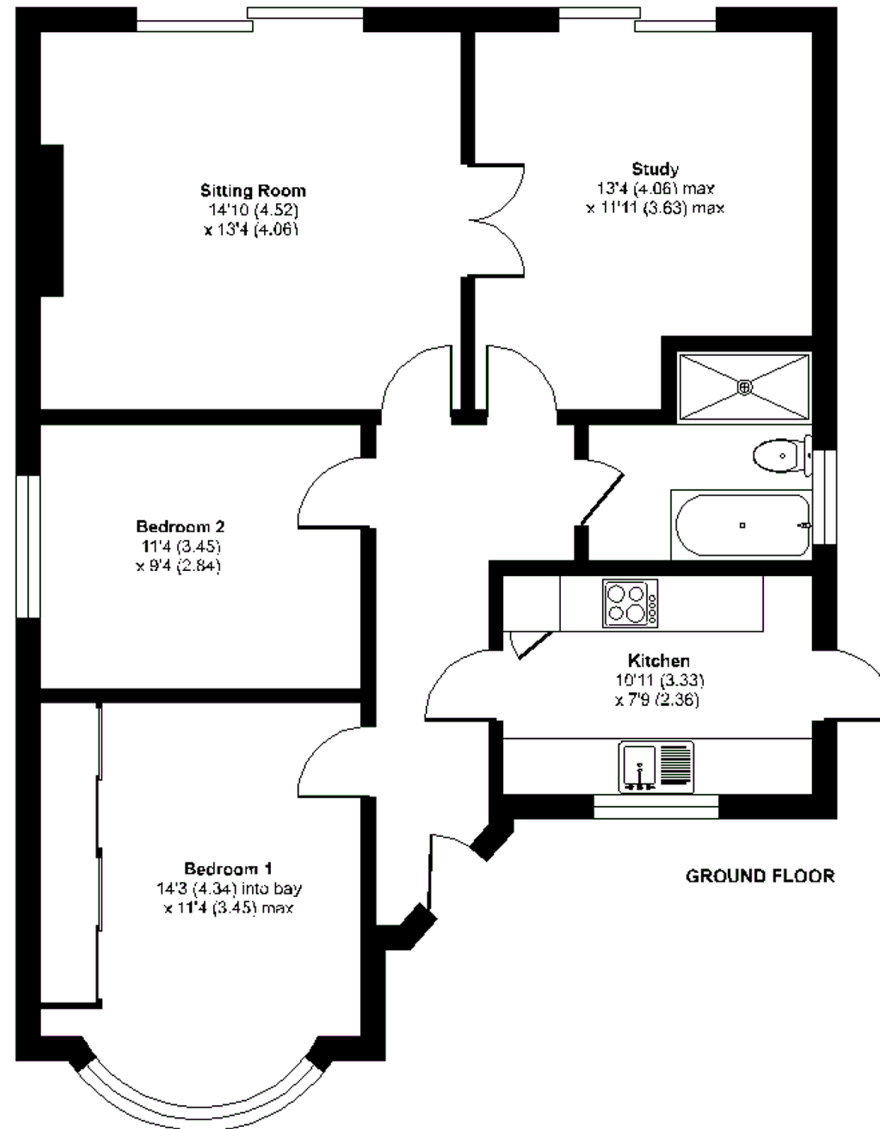
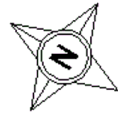
This superb home is ideally situated in a peaceful and highly regarded residential area, within close proximity to local shops, transport links, and green open spaces. The nearby mainline train station offers excellent commuter



Court Farm Road, Warlingham, CR6

Approximate Area = 860 sq ft / 80 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential).
Produced for Park & Bailey. RLU : 682140



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