



517 Limpsfield Road, Warlingham – CR6 9LF

In Excess of £750,000





517 Limpsfield Road

Warlingham

This stunning home is ideal for families looking for a spacious property in a convenient yet semi-rural location. Early viewing is highly recommended to appreciate the quality and versatility of this impressive home.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Deceptively spacious Four/Five bedroom Detached Family Home
- Walking Distance to Warlingham Village
- Large open planned Kitchen/diner/Family Room
- Two Bathroom Rooms
- Outside Summer house/Bar
- Landscaped Rear Garden
- Nearly 2,000 sq/ft of recently refurbished living space



This beautifully presented and thoughtfully extended **four-bedroom detached chalet bungalow** offers spacious and flexible accommodation, making it an ideal family home. Set in the sought-after area of **Warlingham**, the property combines stylish interiors, modern convenience, and an excellent location close to local amenities and transport links.

The property has been substantially improved and extended to create a versatile layout, with both ground and first-floor bedrooms, generous reception space, and a superb open-plan living area ideal for modern family life. The property also benefits from fitted wooden shutters to all front facing windows.

Welcoming entrance hall with wood-effect flooring and access to all main ground-floor rooms. A recently fitted Oak and Glass staircase leading to first floor.

A bright and spacious reception room with large windows allowing plenty of natural light, offering a comfortable space for relaxing and entertaining with fitted media wall.

The heart of the home – this impressive extended area features a modern fitted kitchen with a range of wall and base units, integrated appliances, ample worktop space, and a central island/breakfast bar. The dining and family areas open onto the garden via Bifold doors, creating an airy and sociable environment perfect for family life and entertaining guests.

To the front of the property, a dedicated **study** provides the ideal home office, snug, or playroom. Off the study is a convenient **fitted utility room** for additional storage and laundry facilities.

- **Ground Floor:** Two well-proportioned bedrooms offering flexibility for use as guest rooms, home office, or playroom.
- **First Floor:** Three generous double bedrooms, including a principal suite with ample storage and attractive views over the rear garden.
- All bedrooms are fitted with blacked out electric blinds.

Modern and stylish bathrooms fitted with contemporary suites. The ground floor features a family bathroom benefiting from a jacuzzi bath, while the first floor benefits from an additional shower room.

The property is set back from the road with a spacious **driveway with electric charging point, providing off-street parking for multiple vehicles.** The rear garden is attractively landscaped including an outside bar/summer house, offering a private and secure outdoor space with a combination of patio and lawn areas – ideal for alfresco dining and family enjoyment.



Limpsfield Road, Warlingham, CR6

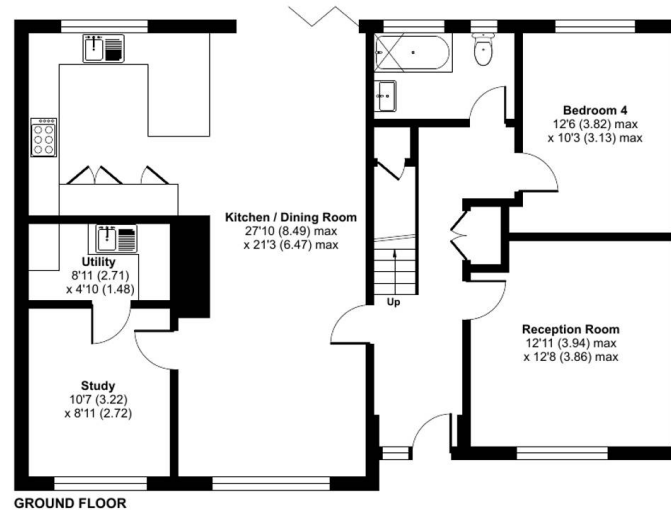
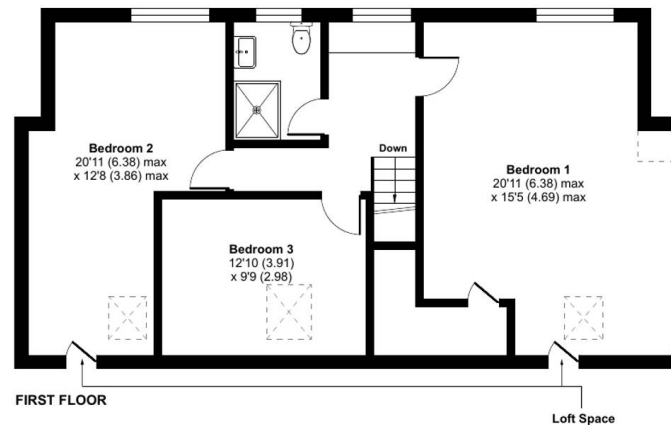
Approximate Area = 1906 sq ft / 177 sq m

Limited Use Area(s) = 5 sq ft / 0.4 sq m

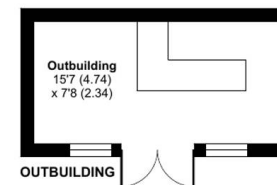
Outbuilding = 119 sq ft / 11 sq m

Total = 2030 sq ft / 188.4 sq m

For identification only - Not to scale



Denotes restricted head height





Park & Bailey Warlingham

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