



22 Westhall Park, Warlingham – CR6 9HS

Guide Price **£850,000**





22 Westhall Park

Warlingham

A fantastic opportunity to purchase a detached bungalow in a highly sought after location with the potential to create a bespoke family home, with planning approved. Call today to arrange your appointment.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Detached Bungalow
- Highly sought after location
- Lounge/Dining Room
- Kitchen/Breakfast Room
- Two Bath/Shower Rooms
- Three Bedrooms
- Potential for extension/conversion.



Property Description

Set within one of the area's most sought-after residential locations, this detached bungalow presents a fantastic opportunity for buyers looking to create a bespoke family home. Offering excellent potential to extend and enhance with planning permission in place, the property occupies a level plot with gardens to the side and rear and is ideal for those seeking a project in a prime position.

The existing accommodation comprises a welcoming porch leading into a central entrance hall. The spacious, double aspect reception room is filled with natural light and offers flexible living and entertaining space. The kitchen/breakfast room has a range of fitted units and space for a table and chairs.

There are three bedrooms, including a well-proportioned principal bedroom with direct access to a conservatory overlooking the rear garden—an ideal space to relax and enjoy the garden throughout the seasons. Bedroom two also benefits from double doors opening onto the garden, while the third bedroom offers additional versatility as a study or guest room. The property further includes a family bathroom and a separate shower room.

The attached garage has been converted into a gym/outbuilding, adding further flexibility for home working, hobbies, or future conversion (subject to planning).

Externally, the property is approached via an in-and-out block-paved driveway providing ample off-street parking. The level rear and side gardens are mainly laid to lawn and offer a generous, private outdoor space with potential for further landscaping or extension.

A rare opportunity in an enviable setting—early viewing is highly recommended to appreciate the scope and location this property has to offer.

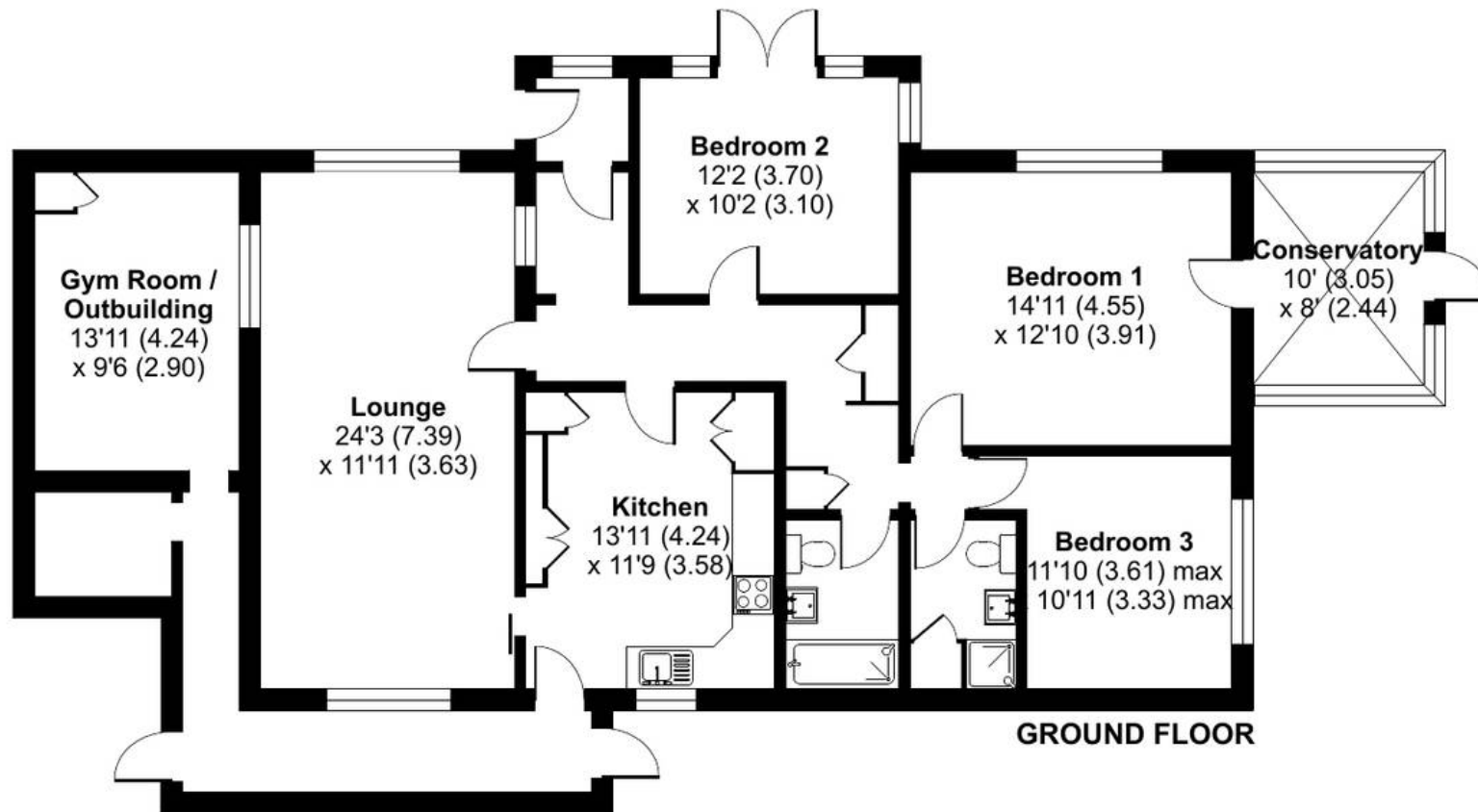
For planning details, please contact the office for more information.



Westhall Park, Warlingham, CR6

Approximate Area = 1582 sq ft / 147 sq m

For identification only - Not to scale





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