



32 Crowborough Drive, Warlingham - CR6 9SG

Guide Price £425,000







## 32 Crowborough Drive

Warlingham, Warlingham

A three bedroom terraced house situated in a sought after location close to Sainsburys and bus route with lounge, open plan kitchen/dining room, off street parking for two cars offered with no chain.

Council Tax band: TBD

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Three Bedrooms
- Lounge
- Kitchen/Dining Room
- Family Bathroom
- Off street parking for two cars
- South Facing Garden
- End Of Chain





## Park & Bailey Property Listing

A Three Bedroom Terraced Home with Parking and No Onward Chain – Sought-After Location Near Sainsbury's

Located in a popular and convenient location, this three-bedroom terraced house offers well-maintained accommodation, modern updates, and off-street parking – all within close proximity to local amenities and transport links. Offered to the market with no onward chain, this is an excellent opportunity for both families and first-time buyers alike.

### Key Features:

- Three Bedrooms
- Modern Kitchen & Bathroom
- Driveway with Parking for Two Cars & EV Charging Point
- Private Rear Garden
- Close to Sainsbury's & Local Transport Links

### Accommodation

#### Entrance Hall

Spacious entrance with stairs to the first floor, under-stairs storage cupboard, radiator, and access to the ground floor rooms.

#### Lounge

Bright and inviting reception room with double glazed window to the front aspect, radiator, and open archway to:

#### Kitchen/Diner

Modern kitchen fitted with a range of eye and base level units, inset stainless steel sink with mixer taps, and built-in oven and gas hob. Space and plumbing for dishwasher and washing machine. Ample room for a dining table, radiator, and double glazed sliding patio doors leading to the rear garden.

#### First Floor

##### Master Bedroom

Double glazed window to the front aspect and radiator.

##### Bedroom Two

Double glazed window to the rear aspect and radiator.

##### Bedroom Three

Double glazed window to the front aspect and radiator.

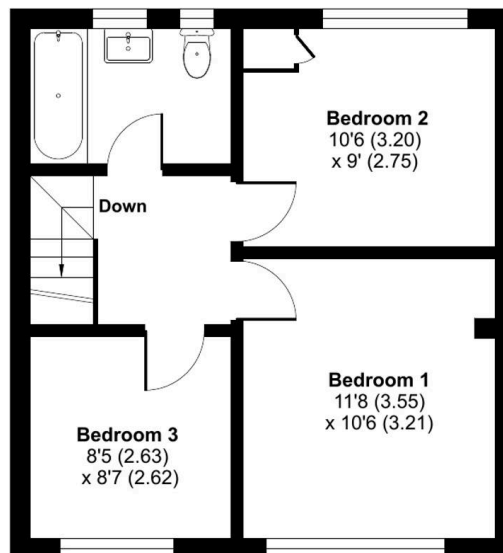




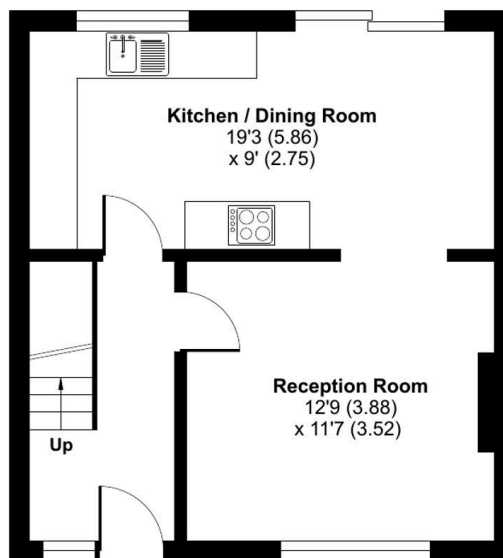
## Crowborough Drive, Warlingham, CR6

Approximate Area = 810 sq ft / 75.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Park & Bailey. REF: 1354467





## Park & Bailey Warlingham

Park & Bailey, 426 Limpsfield Road – CR6 9LA

01883 626326 • [warlingham@parkandbailey.co.uk](mailto:warlingham@parkandbailey.co.uk) • [www.parkandbailey.co.uk/](http://www.parkandbailey.co.uk/)

As part of our service, we may recommend ancillary providers to assist with your property transaction. Please scan here for our Referral Fee disclosure information.

