



9 Lime Grove, Warlingham - CR6 9DB

Guide Price **£350,000**





9 Lime Grove

Warlingham

Spacious 2 bed ground floor maisonette with parking, large private garden & direct access to Blanchmans Nature Reserve. Close to shops & transport.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- Ground Floor Maisonette
- Lounge
- New Kitchen
- New Bathroom
- Two Double Bedrooms
- Off Street Parking
- Large Rear Garden



Property Description

Situated in a quiet side road next to the popular Blanchmans Nature Reserve, this well-presented two double bedroom ground floor maisonette benefits from off-street parking and direct access to a fantastic rear garden.

The accommodation includes a welcoming entrance hall with parquet wood flooring, built-in storage and doors to all rooms. The bright lounge enjoys a large front aspect window and a refurbished parquet floor, while the kitchen/breakfast room is fitted with a range of modern base and eye level units with work surfaces over, a breakfast bar, and a door leading directly to the garden.

There are two generous double bedrooms and a beautifully presented refitted bathroom.

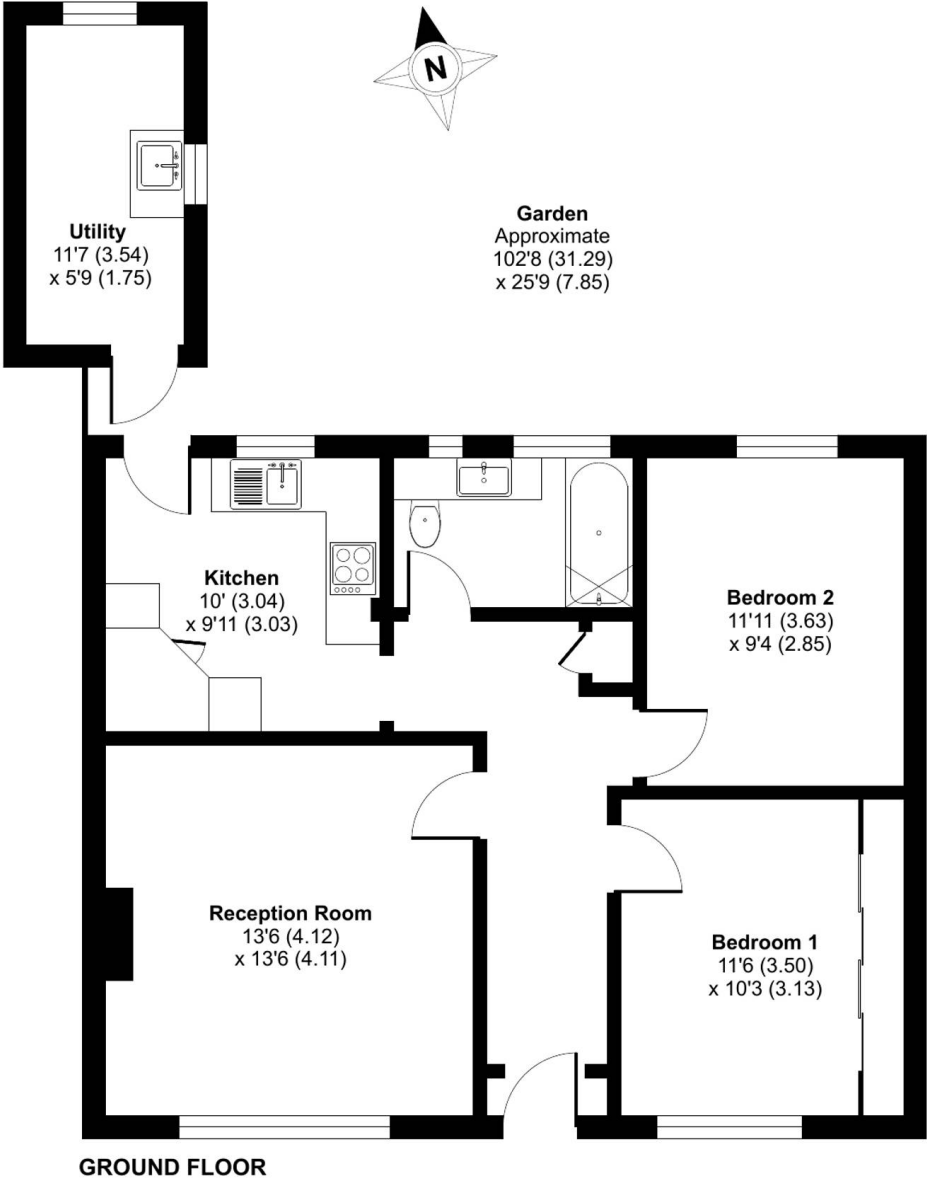
Externally, the property offers a private driveway providing off-street parking, with side access leading to the rear garden. The rear garden is a standout feature – a large, level plot mainly laid to lawn with a patio area, perfect for outdoor dining and entertaining.

The property is ideally located within a short walk of Sainsbury's supermarket, local bus routes, and pleasant countryside walks around Blanchmans Nature Reserve.



Lime Grove, Warlingham, CR6

Approximate Area = 693 sq ft / 64.3 sq m
Outbuilding = 67 sq ft / 6.2 sq m
Total = 760 sq ft / 70.5 sq m
For identification only - Not to scale





Park & Bailey Warlingham

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