



244 Farleigh Road, Warlingham – CR6 9EE

Guide Price £600,000





244 Farleigh Road

Warlingham

An extended two bedroom semi-detached home with a lounge/dining room and an extended kitchen, self-contained annexe, driveway and large gardens offered with no onward chain.

Council Tax band: TBD

EPC Energy Efficiency Rating: D

- Two Bedroom Semi Detached House
- One Bedroom Detached Annex
- Lounge/Dining Room
- Extended Kitchen
- Annex with Kitchen/Reception Room, Bedroom and Shower Room
- Large Garden
- Off Street Parking



An excellent opportunity to acquire a **two bedroom semi-detached property** with the added benefit of a **detached self-contained annexe**, ideal for an extended family, home office, or potential rental investment. The property has been **comprehensively modernised** by the current owners, including rewiring, new plumbing and central heating, replacement double-glazed windows and doors, a new bathroom suite and a stylish kitchen.

Accommodation – Main House

The ground floor comprises a welcoming entrance porch opening into the hallway with stairs to the first floor. The main reception room, originally two rooms, is now a light and spacious living area with triple aspect windows including a charming bay, and ample under-stair storage housing the modern Vaillant boiler.

To the rear, a superb **kitchen/dining room** provides a bright and sociable space, featuring a ceiling lantern, patio doors to the garden, a good range of fitted units, movable island unit, and side access.

Upstairs, there are two double bedrooms, the principal room enjoying a bay window and fitted wardrobes, alongside a modern family bathroom with bath, WC, hand basin with vanity, heated towel rail and attractive part-tiled walls with exposed brickwork detailing.

The Annexe

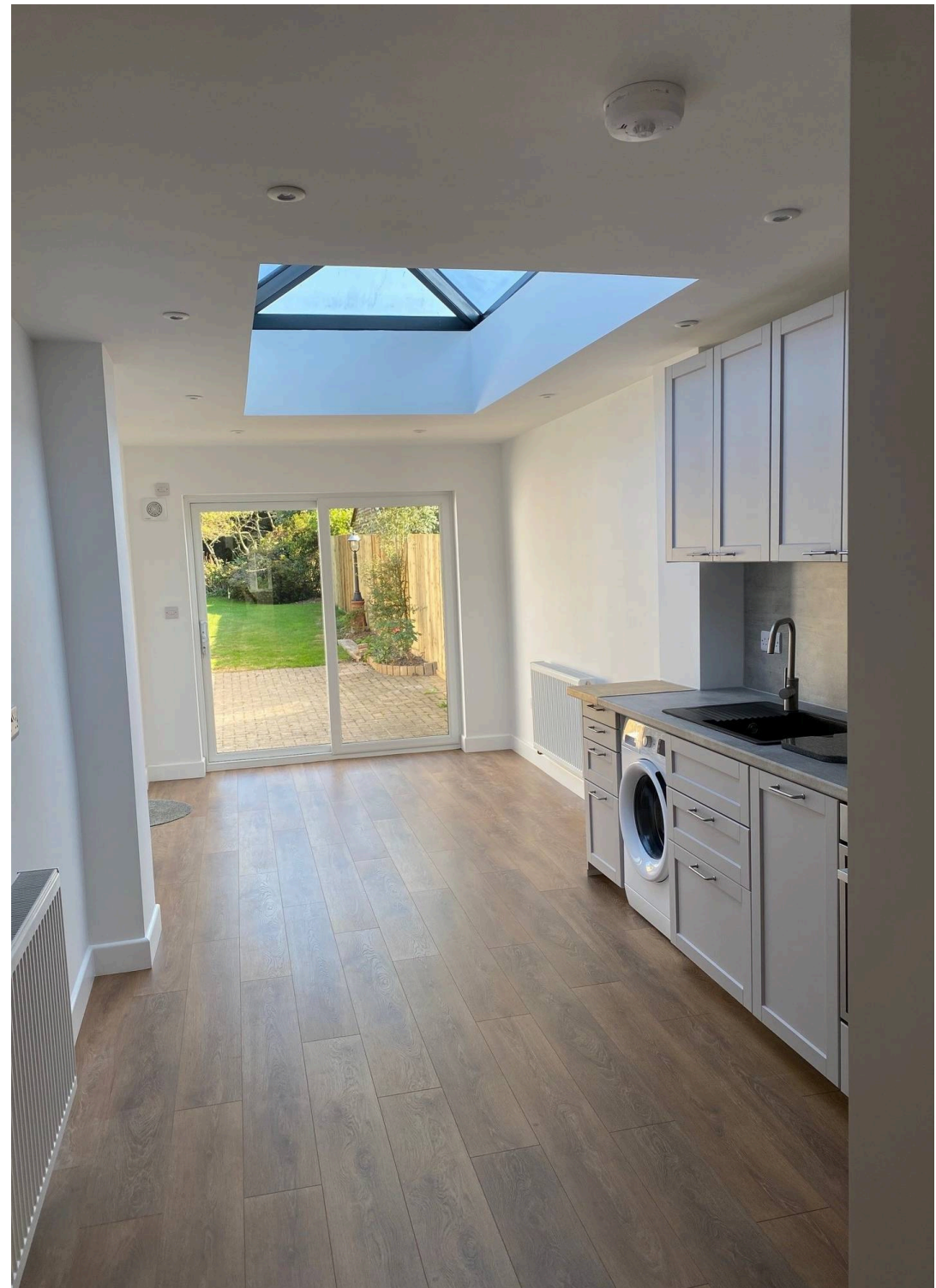
Converted from the original garage and workshop, the annexe offers excellent flexibility. With its own entrance, it comprises a reception room/kitchenette with underfloor heating, patio doors to the garden, and fitted units with sink and appliance space. A double bedroom also benefits from underfloor heating and access to the driveway. The annexe is served by a modern shower room with a walk-in shower, WC, hand basin with storage and heated towel rail.

Outside

The property is set back from the road with a driveway providing parking for up to three vehicles. Side access leads to the delightful rear garden which is a standout feature – with a brick-paved terrace, lawns, mature hedges, shrubs and trees. The garden backs onto open fields, offering a high degree of privacy and a peaceful outlook.

Location

The property is conveniently located within easy reach of Warlingham Village, local schools, and bus routes, with countryside walks also close by.



Farleigh Road, Warlingham, CR6

Total Floor Area: 112.0 m² ... 1206 ft²

Measurements are approximate,
not to scale and for illustrative purposes only.
www.essentialpropertymarketing.com





Park & Bailey Warlingham

Park & Bailey, 426 Limpsfield Road – CR6 9LA

01883 626326 • warlingham@parkandbailey.co.uk • 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.

