



16 Crewes Avenue, Warlingham – CR6 9NY

Guide Price **£675,000**





16 Crewes Avenue

Warlingham

Extended 4-bed semi in sought-after cul-de-sac near Warlingham Village. Spacious living, ensuite, study, conservatory, large garden, garage & driveway. Ideal family home. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Extended four-bedroom semi-detached family home
- Located in a sought-after Warlingham cul-de-sac
- Spacious open-plan kitchen/dining room
- Bright through lounge/dining room
- Conservatory
- Main bedroom with Juliet balcony & ensuite
- Family bathroom with bath & separate shower
- Driveway & detached garage for off-street parking
- Large level rear garden with patio area



Nestled within a highly sought-after cul-de-sac, this extended four-bedroom semi-detached family home offers spacious and versatile accommodation, ideally located within easy reach of Warlingham Village, well-regarded schools, and convenient bus routes. Upon entering, you are welcomed by an entrance hall with a downstairs WC. To the front of the property, there is a study, perfect for home working or as a quiet reading space. The kitchen has been thoughtfully extended to create a spacious open-plan kitchen/dining area, complete with double doors leading out to the rear garden, ideal for entertaining and family living.

The through lounge/dining room is a generous double-aspect space, offering plenty of natural light, and flows seamlessly into the conservatory, which opens directly onto the garden — providing a lovely connection between the indoors and outdoors.

Upstairs, the main bedroom is a spacious double, featuring a Juliet balcony overlooking the garden and a modern en-suite shower room. There are three further bedrooms, all well-proportioned, along with a family bathroom fitted with both a bath and a separate shower. A useful study area on the landing adds flexibility for home use or homework space.

Externally, the property enjoys excellent kerb appeal with a driveway providing off-street parking and access to a detached garage. The rear garden is a delightful feature, offering a patio area perfect for outdoor dining, leading to a large level lawn — ideal for families and summer entertaining.

This property combines practical family living with a prime location close to village amenities, making it a wonderful opportunity for those seeking a well-presented and extended family home in Warlingham.



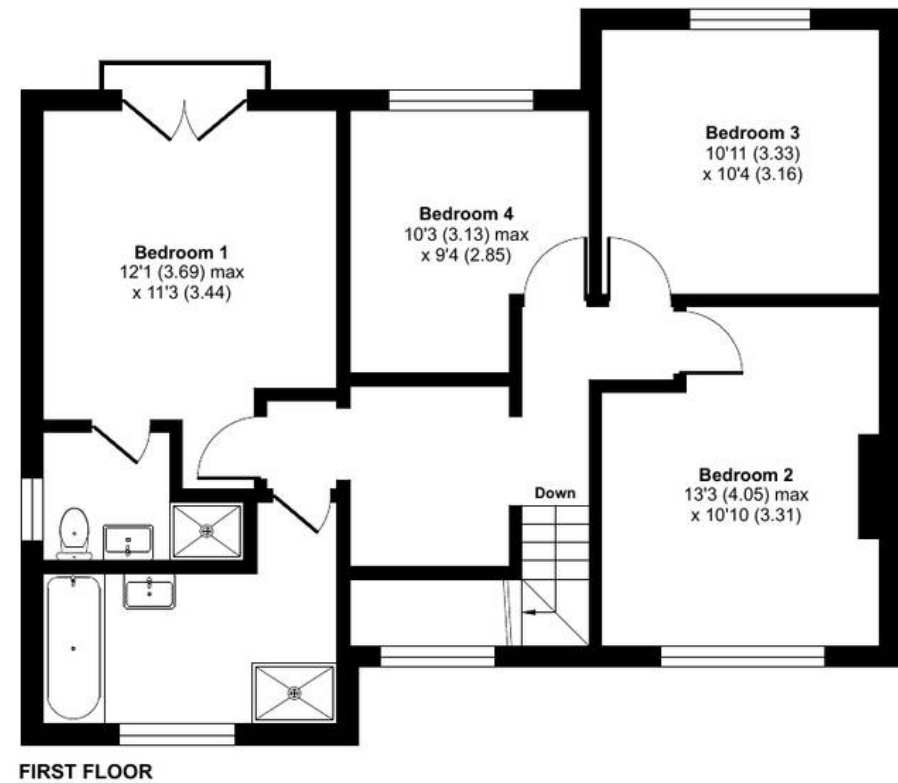
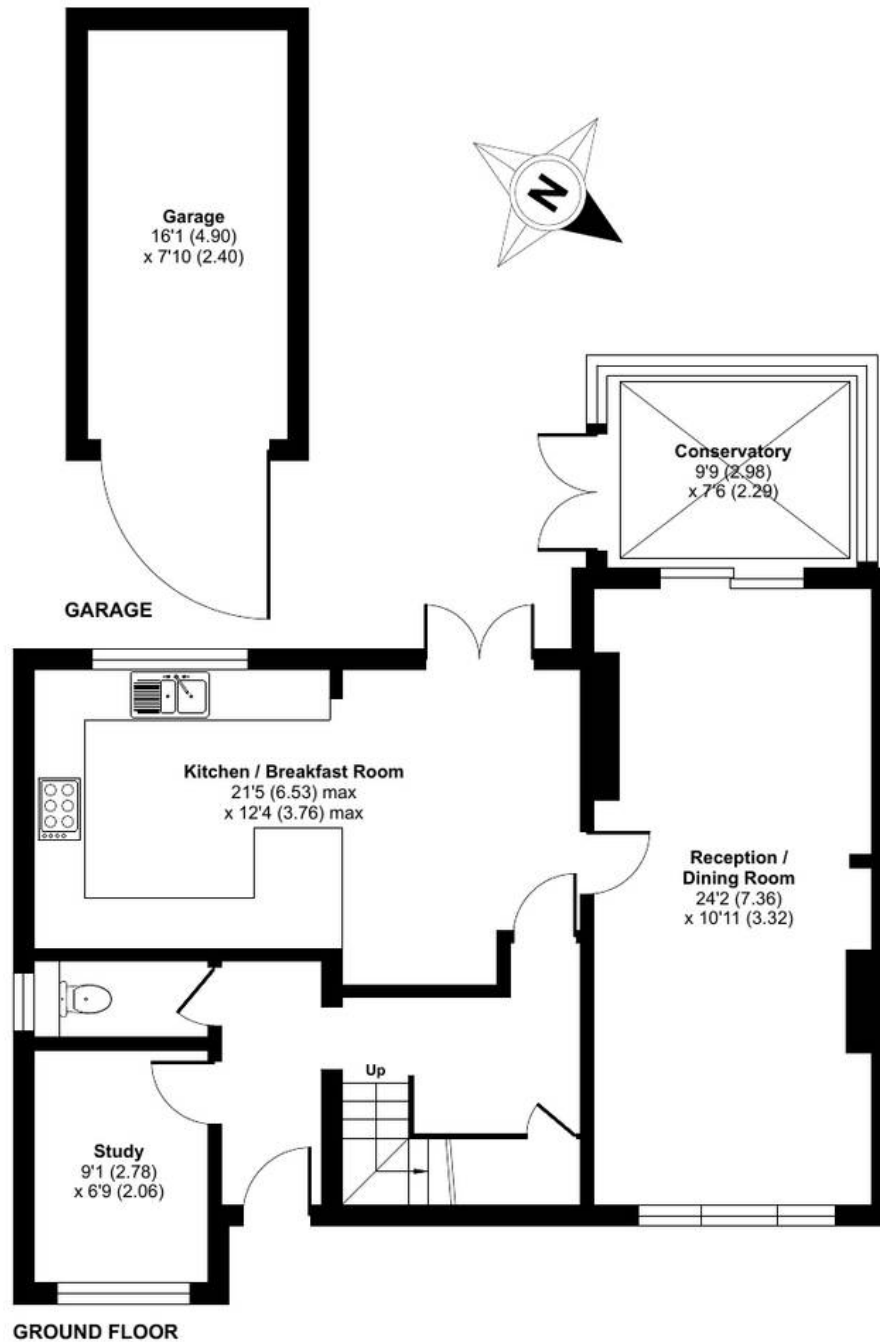
Crewes Avenue, Warlingham, CR6

Approximate Area = 1583 sq ft / 147 sq m

Garage = 127 sq ft / 11.7 sq m

Total = 1710 sq ft / 158.7 sq m

For identification only - Not to scale





Park & Bailey Warlingham

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