



16 Gresham Avenue, Warlingham - CR6 9DJ

Guide Price **£265,000**





16 Gresham Avenue

Warlingham

One-bedroom first floor maisonette with additional study/guest room and a large level private rear garden, close to Sainsbury's and the 403 bus route.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

- First floor one-bedroom maisonette with additional study/guest room
- Large private rear garden
- Lounge with open-plan kitchen area
- Double bedroom and bathroom



Property Description

An appealing first floor maisonette with one bedroom and additional study, complemented by its own large private rear garden. The property is situated in a highly sought-after location, close to Sainsbury's and the frequent 403 bus route, which provides excellent links to Warlingham, Sanderstead and Croydon.

Originally designed as a one-bedroom property, the interior has been thoughtfully reconfigured to offer well-proportioned and versatile accommodation. The entrance leads to stairs rising to the first floor, where there is a comfortable lounge with open-plan kitchen area, together with a storage cupboard housing the boiler. The property also features a double bedroom, a bathroom with window, and an additional room currently used as a guest bedroom/study, which was originally the main bedroom.

Externally, this home enjoys a particular feature: a large, level private rear garden, ideal for relaxing, entertaining or gardening.

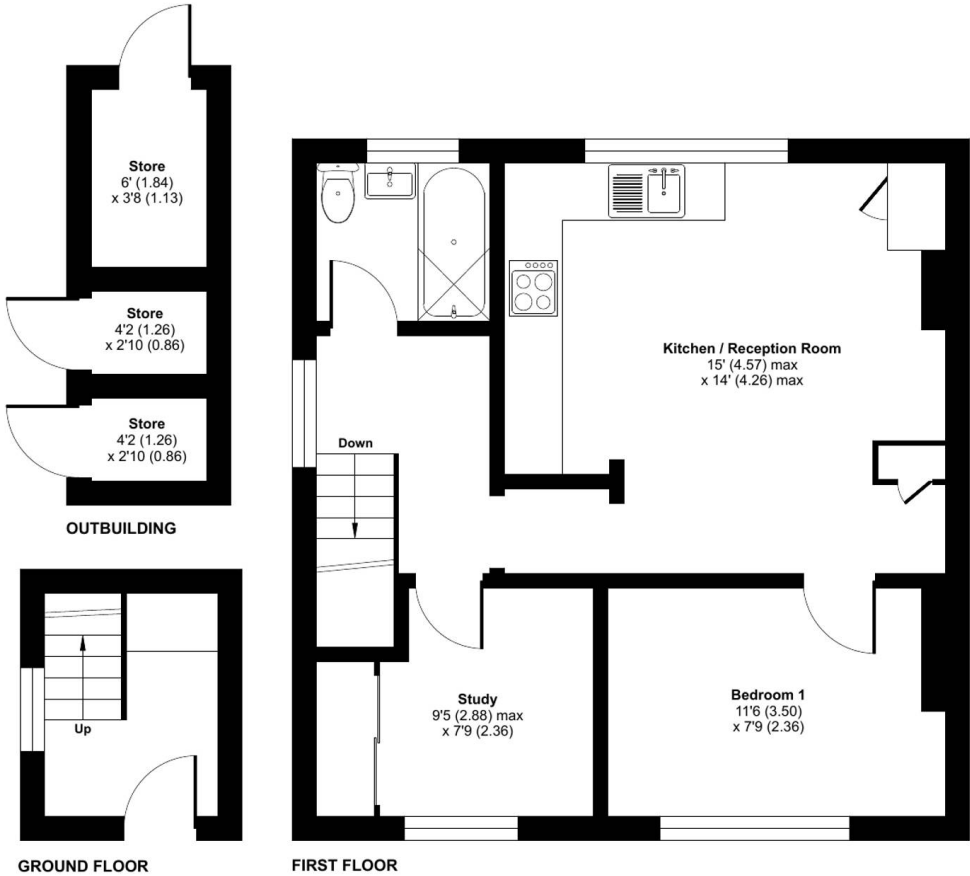
As per the current lease, the property is defined as a one-bedroom flat, though the current owner has creatively adapted the layout to provide additional living space. Please contact the office for further clarification.

The property's convenient location offers access to a wealth of amenities, including local shops, reputable schools for all ages, and transport links. In addition to the 403 bus service, nearby stations at Woldingham, Upper Warlingham and Whyteleafe provide direct services into London. For motorists, the M25 junction at Godstone offers easy access to Gatwick Airport and the South Coast.



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Approximate Area = 520 sq ft / 48.3 sq m
Outbuildings = 46 sq ft / 4.2 sq m
Total = 566 sq ft / 52.5 sq m
For identification only - Not to scale





Park & Bailey Warlingham

Park & Bailey, 426 Limpsfield Road – CR6 9LA

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

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