



33 Westview Road, Warlingham – CR6 9JD

Guide Price **£850,000**





33 Westview Road

Warlingham

Spacious 5-bed detached home on sought-after Westview Road with flexible layout, ideal for multi-generational living. Features balcony views, landscaped gardens & double garage. Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Bright lounge with balcony and stunning elevated views
- Open-plan dining area ideal for family gatherings and entertaining
- Well-equipped kitchen/breakfast room with space for dining
- Main bedroom with fitted wardrobes and ensuite shower room
- Flexible study or fifth bedroom—ideal as a dressing room or office
- Ground floor reception rooms offering multi-generational potential
- Landscaped gardens with lawns, mature shrubs, and beautiful outlook
- Sweeping driveway leading to a detached double garage



Park & Bailey are delighted to present this spacious and versatile five-bedroom detached family home, located on the highly sought-after Westview Road. Offering flexible accommodation arranged over two floors, this impressive property is ideal for multi-generational living and enjoys beautiful views over the surrounding area. The front door opens into a welcoming entrance hall featuring a built-in double cupboard and a cloakroom with WC. The kitchen/breakfast room overlooks the front garden and is fitted with an extensive range of base and eye-level units, providing ample storage and workspace, along with room for a table and chairs – perfect for family meals or relaxed mornings.

The spacious lounge is filled with natural light, enjoying picturesque views over the garden and beyond, and offers direct access to a balcony, ideal for outdoor seating or taking in the scenery. The dining room, open to the lounge, creates a wonderful flow for entertaining and family gatherings.

The main bedroom suite is also situated on this level, complete with fitted wardrobes and an ensuite shower room. Adjacent to the main bedroom is a study or fifth bedroom, which could equally serve as a dressing room, nursery, or home office.

The ground floor provides exceptional flexibility, featuring an additional reception room with double doors leading to the entrance hall, offering potential as a family room, games room, or guest sitting area. The second bedroom, a generous double, could also serve as another reception room if desired. There are two further bedrooms, both with built-in wardrobes, along with two bathrooms, one of which includes a sauna. A large utility room completes the lower floor, providing valuable additional storage and workspace.

Externally, the property is approached via a sweeping driveway that leads to a detached double garage, providing ample parking and storage. The beautifully landscaped gardens are a true feature of the home, with lawns, mature shrubs, flower beds, and hedgerow boundaries offering privacy and greenery. The rear garden, mainly laid to lawn, enjoys stunning views over the surrounding area, creating a peaceful and picturesque setting.

This superb home combines generous proportions, adaptable accommodation, and an enviable location, making it a perfect choice for growing families or those seeking flexible living space in one of Warlingham's most desirable roads.

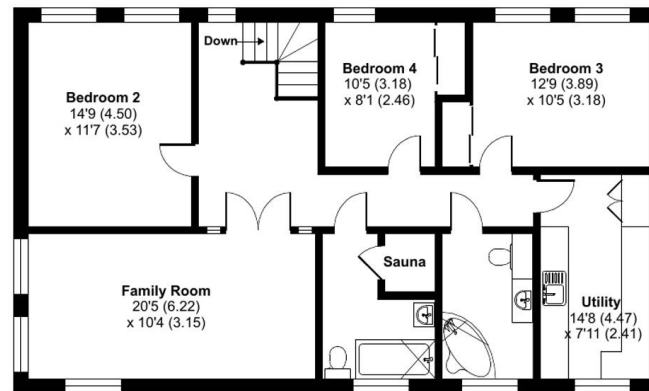
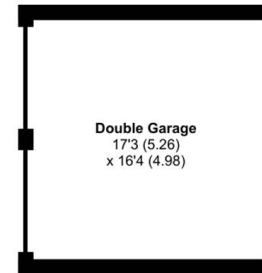
As part of our provision, we may offer ancillary services to assist with your transaction. With your consent we will refer your details to a select group of providers. There is no obligation to provide your consent, or to uptake any of



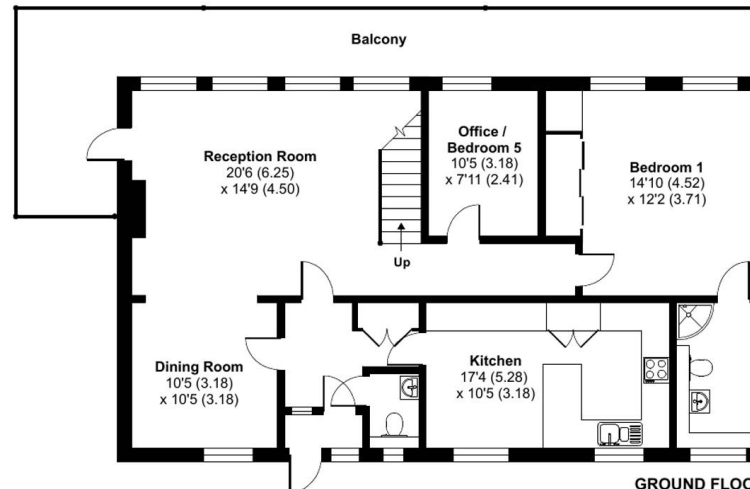
Westview Road, Warlingham, CR6

Approximate Area = 2550 sq ft / 236.8 sq m (includes garage)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR





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.

