



15 Birch Way, Warlingham – CR6 9DA

Guide Price **£735,000**





15 Birch Way

Warlingham

Spacious 3-bed detached bungalow in sought-after Warlingham location. Open-plan kitchen/diner, lounge & sitting room, ensuite bedroom, garage, parking & attractive gardens. Close to village amenities.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Three-bedroom detached bungalow in prime Warlingham cul-de-sac
- Short walk to Warlingham Village and local amenities
- Spacious entrance hall and bright lounge with French doors to garden
- Open-plan kitchen/dining room
- Two double bedrooms on the ground floor
- Refitted bathroom with walk-in shower
- Additional sitting room with doors to garden and stairs to first floor
- First-floor bedroom with ensuite bathroom
- Driveway providing off-street parking and garage
- Attractive rear garden with patio, level lawn, and mature borders



Park & Bailey are delighted to present this attractive three-bedroom detached bungalow, ideally located in a highly sought-after residential area, just a short walk from Warlingham Village and its excellent range of local shops, cafés, and amenities.

The property offers spacious and versatile accommodation arranged over two floors, perfect for those seeking a comfortable home with flexible living space.

Upon entering, a welcoming entrance hall provides access to the principal rooms. The bright and airy lounge enjoys views over the rear garden, featuring double-glazed French doors opening onto the patio and an additional side window that enhances the natural light.

The kitchen and dining room have been combined to create a generous open-plan kitchen/diner, fitted with a range of base and eye-level units with work surfaces over, and two double-glazed windows overlooking the attractive front garden.

On the ground floor, there are two well-proportioned double bedrooms, along with a refitted bathroom featuring a bath with shower over, wash basin, and low-level WC. A separate sitting room to the rear offers further living flexibility, with French doors to the garden and a staircase leading to the first floor.

Upstairs, the third bedroom provides a peaceful retreat, complete with its own ensuite bathroom, making it ideal for guests or family members seeking privacy.

Externally, the property benefits from well-maintained front gardens, a driveway providing off-street parking, and a garage with up-and-over door, power, and lighting. The rear garden features a paved patio area leading to a level lawn, bordered by mature flower and shrub beds, creating a delightful and private outdoor space.

This charming home combines spacious accommodation, a convenient setting, and attractive gardens — making it a superb opportunity in one of Warlingham's most desirable locations.

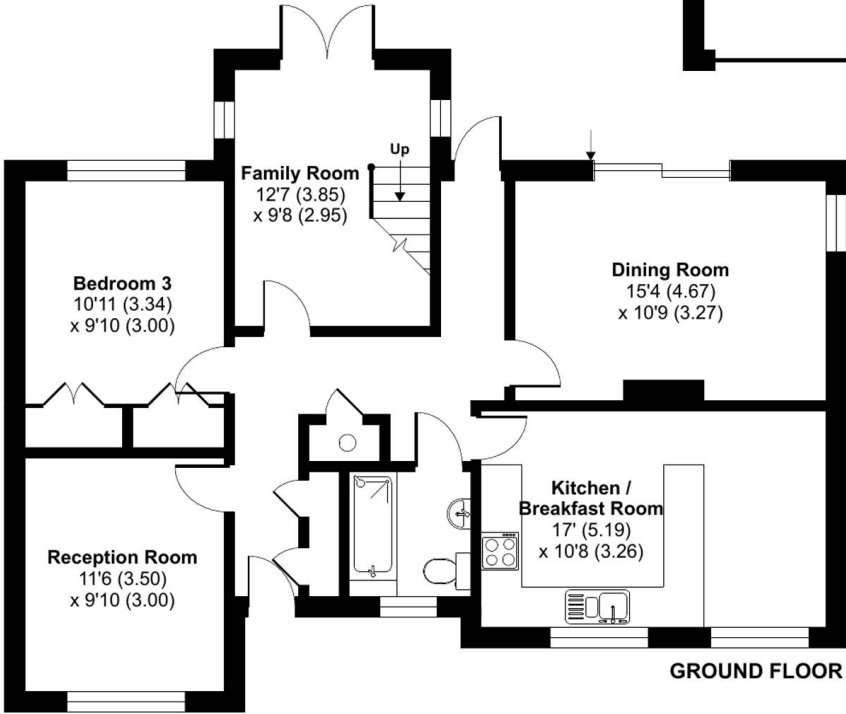
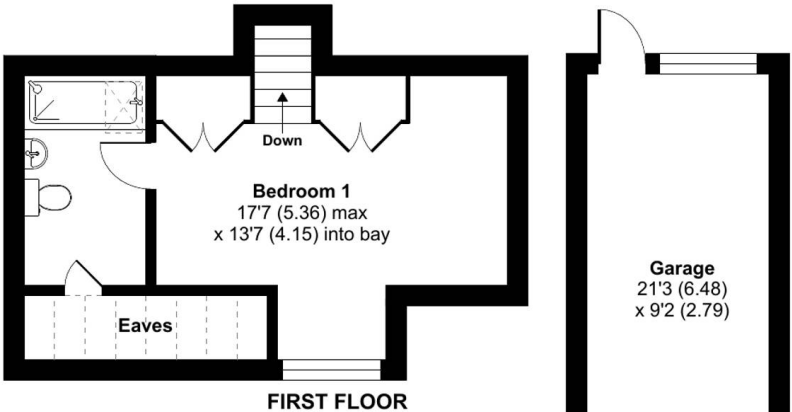


Birch Way, Warlingham, CR

Approximate Area = 1214 sq ft / 112.8 sq m
Limited Use Area(s) = 38 sq ft / 3.5 sq m
Garage = 189 sq ft / 17.6 sq m
Total = 1441 sq ft / 133.9 sq m
For identification only - Not to scale



Denotes restricted
head height





Park & Bailey Warlingham

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