



1 Hillbury Crescent, Warlingham – CR6 9TS

Guide Price **£725,000**





1 Hillbury Crescent

Warlingham, Warlingham

Modern three-bedroom detached family home built by Linden Homes in 2008, beautifully presented throughout, with balcony, garden, garage, and parking, close to Warlingham Village Green.

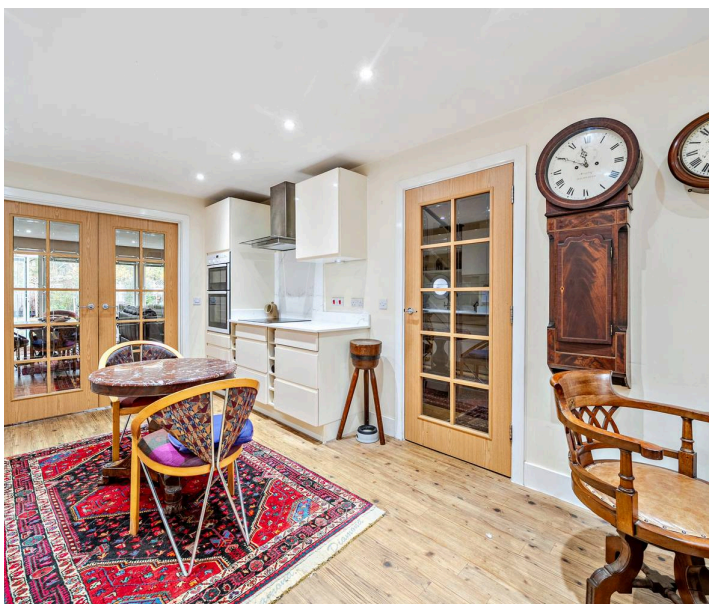
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Modern three-bedroom detached family home built by Linden Homes in 2008
- Spacious lounge/dining room with bi-folding doors to rear garden
- Principal bedroom with en-suite shower room and private balcony
- Two further bedrooms, one with access to a second balcony
- Contemporary family bathroom and convenient downstairs cloakroom
- Attractive rear garden with patio and lawn.
- Driveway parking and garage providing ample storage
- Excellent location within walking distance of Warlingham Village Green



A double-glazed front door opens to a welcoming entrance hall, with an under-stairs storage cupboard and access to a cloakroom fitted with a low-level WC and wash basin.

The kitchen/dining room is a superbly appointed and sociable space, featuring a comprehensive range of modern base and eye-level units with butcher's block-style work surfaces, a double oven, gas hob with extractor over, and integrated appliances including a washing machine, dishwasher, and fridge/freezer. There is ample room for a dining table, and double doors open to the lounge/dining room, creating an easy flow for family living and entertaining.

To the rear of the property, the generous lounge/dining room offers excellent versatility, with bi-folding doors leading out to the garden and a side window allowing in natural light. This spacious room provides a comfortable setting for both relaxation and social gatherings.

The first-floor landing features a double-glazed window to the side, an airing cupboard, and additional storage space.

The principal bedroom is a double room with built-in wardrobes and French doors opening onto a private balcony. The en-suite shower room includes a shower cubicle, wash hand basin, and low-level WC.

The second bedroom also offers generous proportions, with a front-facing double-glazed window and fitted wardrobe with mirrored sliding doors.

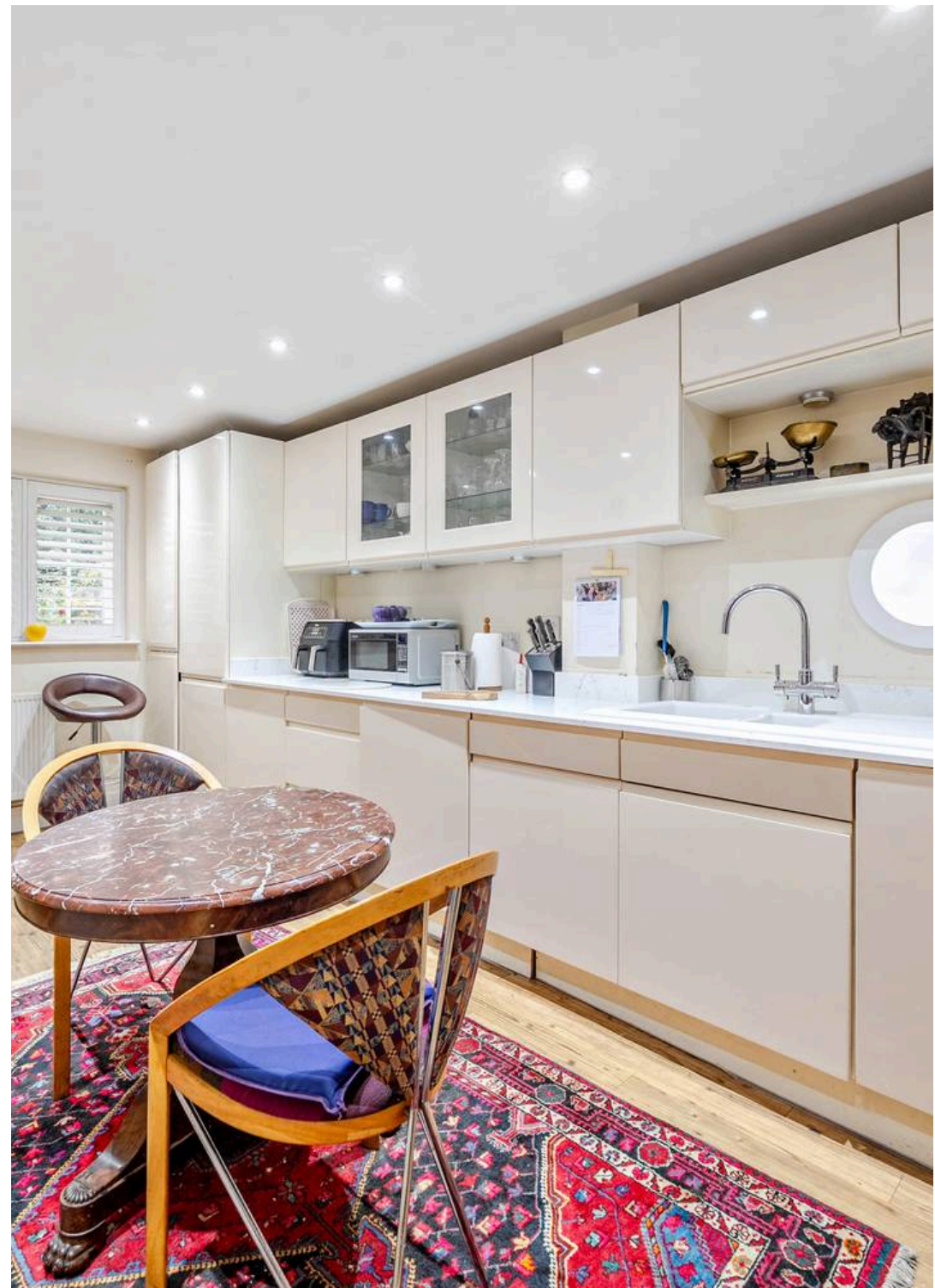
The third bedroom features French doors opening onto the balcony, adding a touch of charm and providing a pleasant outdoor retreat.

The family bathroom is fitted with a panel-enclosed bath with mixer tap and shower attachment, wash basin with storage beneath, low-level WC, heated towel rail, and a double-glazed window to the front aspect.

To the front of the property, an attractive driveway provides off-street parking and leads to a garage with an up-and-over door.

The rear garden offers a paved patio area spanning the width of the house with a covered pergola ideal for outdoor dining and entertaining which leads onto a well-maintained lawn with a summerhouse and panel fencing.

The property enjoys a prime location within walking distance of Warlingham Village Green, which offers a variety of local shops, cafés, restaurants, and public houses.





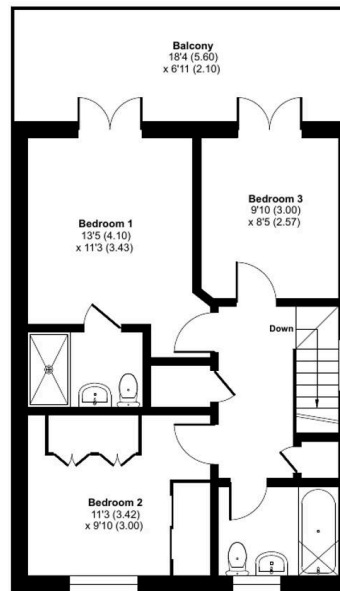
Hillbury Crescent, Warlingham, CR6

Approximate Area = 1182 sq ft / 109.8 sq m

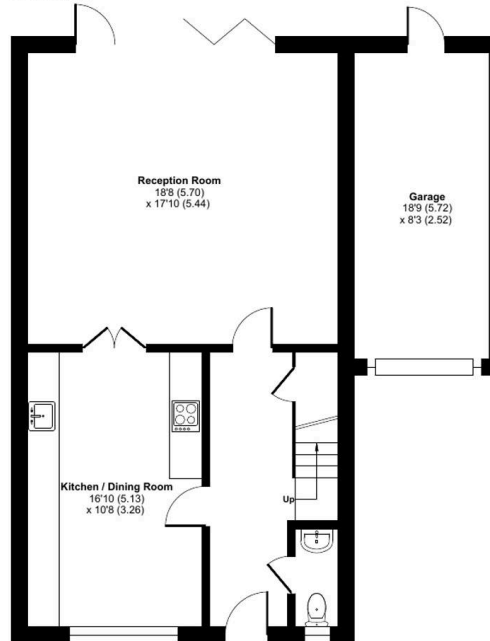
Garage = 155 sq ft / 14.3 sq m

Total = 1337 sq ft / 124.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Park & Bailey Warlingham

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