



**15 Birch Way, Warlingham – CR6 9DA**

In Excess of **£685,000**

**P A R K &  
B A I L E Y**



## 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
- 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 two-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, 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, there is a loft room, complete with its own ensuite bathroom.

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.



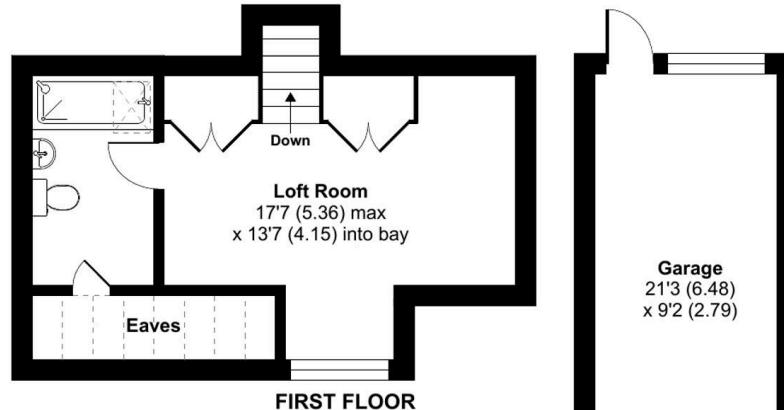
# Birch Way, Warlingham, CR



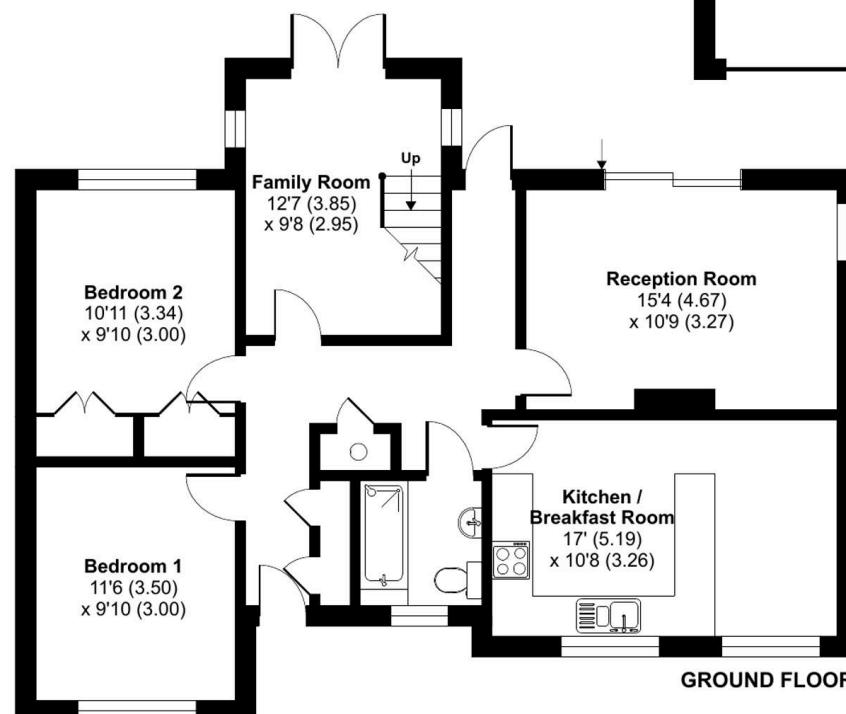
Denotes restricted  
head height

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



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025.  
Produced for Park & Bailey. REF: 1369189



## Park & Bailey Warlingham

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