



84a Westhall Road, Warlingham – CR6 9HB

Guide Price **£500,000**





84a Westhall Road

Warlingham

Three bedroom bungalow within a Victorian Manor requiring some updating, featuring a bright kitchen/diner with lantern, courtyard, triple aspect reception, garden, close to Upper Warlingham station.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Three bedroom bungalow within a Victorian Manor House
- Sought-after location near Upper Warlingham Station
- Bright kitchen/dining room with double doors opening to a courtyard
- Triple aspect reception room with fireplace
- Principal bedroom with ensuite bathroom
- Second bedroom with potential for ensuite or dressing room.
- Study
- Gardens to three sides, enclosed by hedging
- Parking area and courtyard/patio space



This charming three bedroom bungalow forms part of an impressive Victorian Manor House, set within a highly sought-after location just moments from Upper Warlingham Train Station and the amenities of Warlingham Village. The property does require some finishing off to create a wonderful home.

The accommodation is well-proportioned, blending character features with modern living. At the heart of the home is a spacious kitchen/dining room, flooded with natural light from a striking roof lantern with an attractive exposed brick wall. Double doors open directly onto a courtyard, creating an ideal space for entertaining. An inner hallway also provides access to the courtyard via double doors, as well as to the main reception room.

The reception room is a particular highlight, being triple aspect and offering doors out to the garden, along with a feature fireplace that adds warmth and character.

The principal bedroom benefits from built-in wardrobes and a generous Jack & Jill ensuite bathroom, fitted with double sinks, a bath and wash basin. There is a further double bedroom, while the second bedroom has been partly converted to create a spacious master-style room with double doors opening onto the garden and a small ensuite shower room. Adjacent to this is a study, which could be repurposed as a larger ensuite bathroom if required.

Externally, the property enjoys a courtyard/patio area adjoining the kitchen, along with a nearby parking area. The remainder of the garden wraps around three sides of the property and is enclosed by mature hedging, offering a good degree of privacy and a pleasant outdoor setting.

This unique home combines period charm, versatile accommodation and an excellent location, making it an ideal choice for those seeking both convenience and character.

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 these services, but where you do, you should be aware of the following referral fee information:

Cook Taylor Woodhouse Solicitors – £250 + VAT per referral

Taylor Rose Solicitors – £175 + VAT per referral

Hawke Financial Services – 30% of fee

Arnold & Baldwin Surveyors – 10% of fee



Westhall Road, Warlingham, CR6

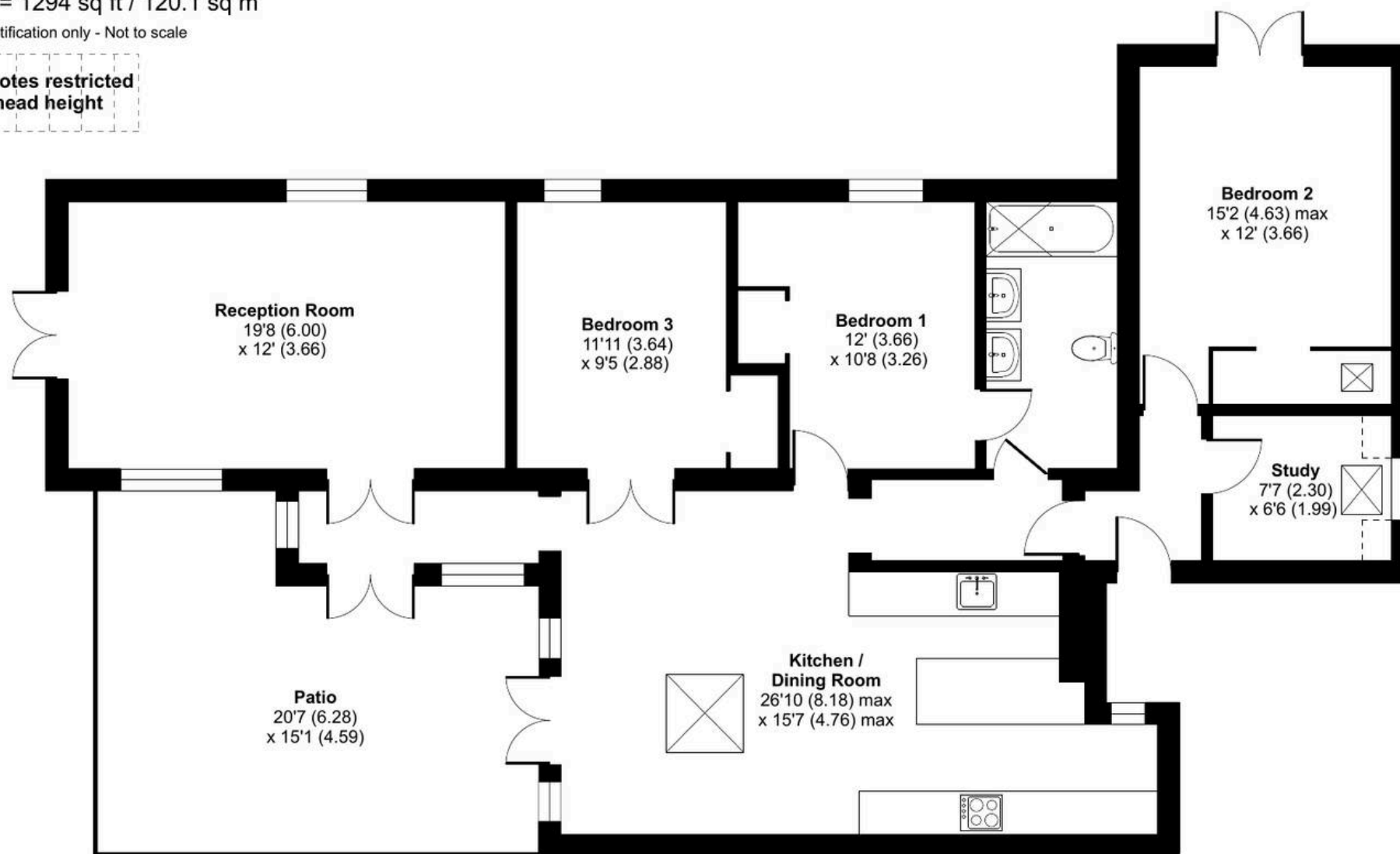
Approximate Area = 1289 sq ft / 119.7 sq m

Limited Use Area(s) = 5 sq ft / 0.4 sq m

Total = 1294 sq ft / 120.1 sq m

For identification only - Not to scale

Denotes restricted
head height



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
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