



Mayes Close, Warlingham - CR6 9LB

Guide Price £1,150,000





Mayes Close

Warlingham

Park & Bailey offer to market this 5 bedroom detached family home in this ever so popular location in Mayes Close, Warlingham. Please call the office today to arrange your viewing.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

- 5 BEDROOM DETACHED HOUSE
- THREE BATHROOMS
- FIVE RECEPTION ROOMS
- DOUBLE GARAGE
- VILLAGE LOCALITY
- LEVEL GARDEN
- SOUGHT AFTER LOCATION
- NO CHAIN



- **Five Large Bedrooms:** The property includes five well-sized bedrooms, providing ample space for a growing family or guests.
- **Three Bathrooms:** Three bathrooms, including an ensuite to the master bedroom, ensure comfort and convenience for all residents.
- **Five Reception Rooms:** Multiple reception rooms offer versatile living spaces, ideal for entertaining, family gatherings, or creating a home office.
- **Spacious Kitchen/Breakfast Room:** A fitted kitchen with a breakfast area provides a central hub for family life, complemented by an adjacent utility room.
- **Large Level Garden:** The property benefits from a large, level, low-maintenance rear garden, perfect for outdoor activities and relaxation.
- **Double Garage:** A double garage offers ample storage and parking space, with additional off-street parking available.
- **Utility Room:** A separate utility room adds practicality to the home, providing space for laundry and additional storage.
- **No Onward Chain:** This property is offered to the market with no onward chain, allowing for a smooth and quick purchase process.

Location Benefits:

Situated in Warlingham, this property enjoys a prime location close to local amenities, schools, parks, and excellent transport links to London and surrounding areas, making it ideal for both families and commuters.

While the property would benefit from some modernisation, it provides a rare opportunity to create a bespoke home in a highly desirable location. Don't miss the chance to make this house your own!

For more information or to arrange a viewing, please contact Park & Bailey.





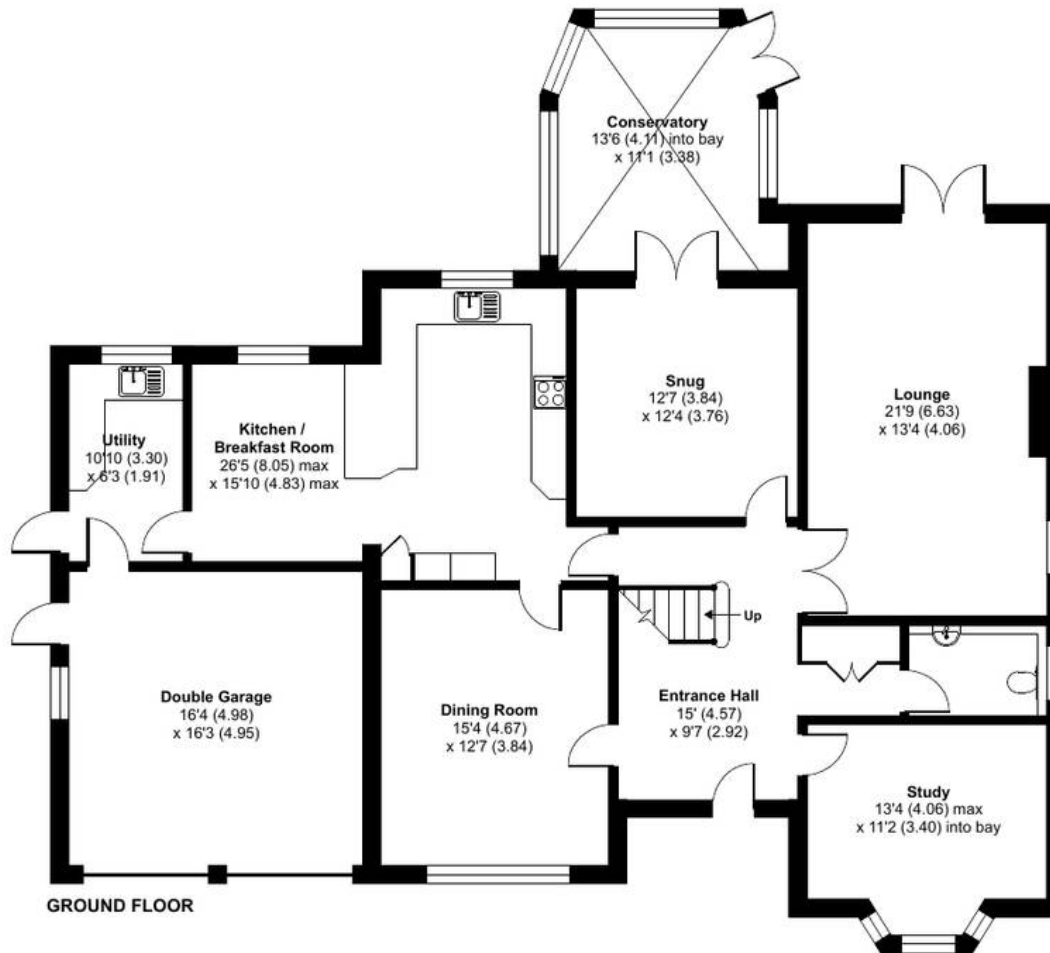
Mayes Close, Warlingham, CR6

Approximate Area = 2716 sq ft / 252.3 sq m

Garage = 266 sq ft / 24.7 sq m

Total = 2982 sq ft / 277 sq m

For identification only - Not to scale





Park & Bailey Warlingham

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