



OVER 60?
Secure this property
for up to **59% less!**

Guide Price
£300,000

Leasehold

2x 1x 1x

**Gresham Avenue,
Warlingham, Surrey,
CR6**

cubitt & west
Helping you move forwards



Main features

- **Ground floor maisonette**
- **Direct access to private rear garden**
- **Potential for driveway subject to planning permission**
- **Spacious accommodation with excellent storage throughout**
- **Bedrooms with built-in wardrobes**
- **Quiet location in popular Warlingham**

Accommodation

GROUND FLOOR

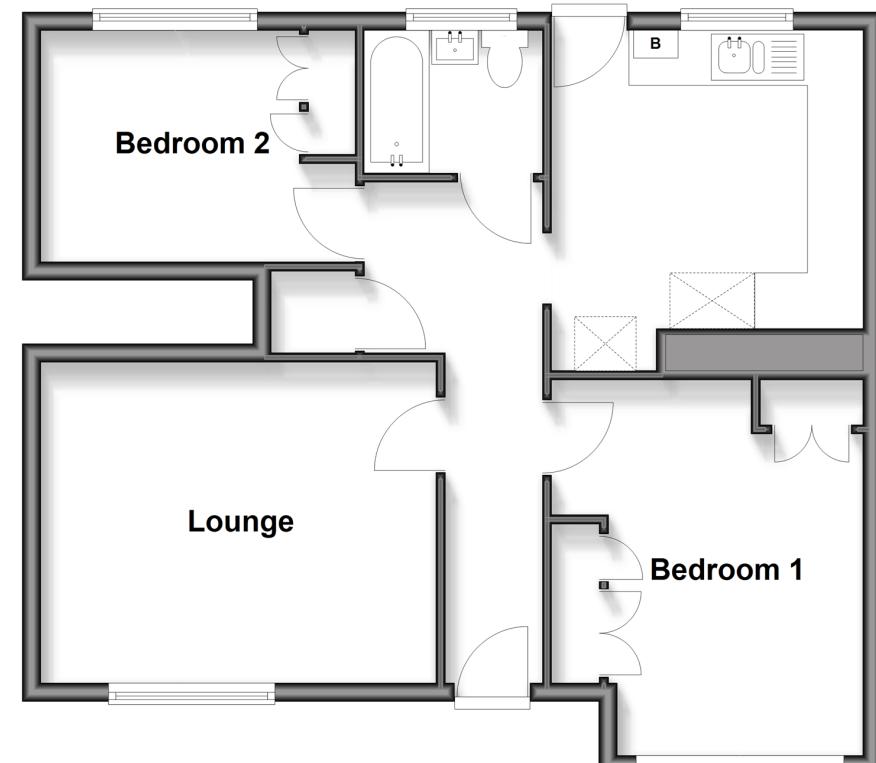
Entrance Hallway
 Lounge: 14'0 x 11'0 (4.27m x 3.36m)
 Bedroom 2: 11'0 x 8'0 (3.36m x 2.44m)
 Bedroom 1: 13'0 x 10'11 (3.97m x 3.33m)
 Bathroom: 6'0 x 5'0 (1.83m x 1.53m)
 Kitchen: 10'11 x 10'0 (3.33m x 3.05m)

OUTSIDE

Front Garden
 Rear Garden

Ground Floor

Approx. 62.0 sq. metres (667.0 sq. feet)



Call Caterham - 01883 331000 ■ cubittandwest.co.uk

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease