



*M*_c. MONOCHROME | HOMES

Offers in the region of £475,000

Albert Road, Waringham, CR6 9EP

Property Summary

OVERVIEW

Step into this beautifully presented three-bedroom semi-detached home, modern and bright throughout. The property comprises of three bedrooms, a family bathroom, an open-plan living/kitchen, garden space to the rear and a driveway to the front. The property is situated in a quiet cul-de-sac off Chelsham Road, which gives access to local amenities and public transport.

Accommodation

Situated on Albert Road in Warlingham, this beautifully presented three-bedroom semi-detached home offers bright, modern living throughout and is perfect for families or anyone looking for a stylish, move-in-ready property.

As you enter the house, you are greeted by a stylish hallway. To your left, you enter the open-plan living and dining space, which flows seamlessly into the kitchen. The kitchen is modern and well-finished, with ample storage and workspace. At the rear, double doors open directly onto the garden, creating a lovely indoor-outdoor connection.

The garden itself is a real highlight, featuring a mix of patio and lawn—perfect for relaxing or hosting in the warmer months. To the right, there is a substantial shed with electricity, making it an excellent option for a home office, studio, or summer house.

Upstairs, the property continues to impress with a contemporary family bathroom and three well-proportioned bedrooms, including two generous doubles and a third bedroom ideal as a nursery, guest room, or office.

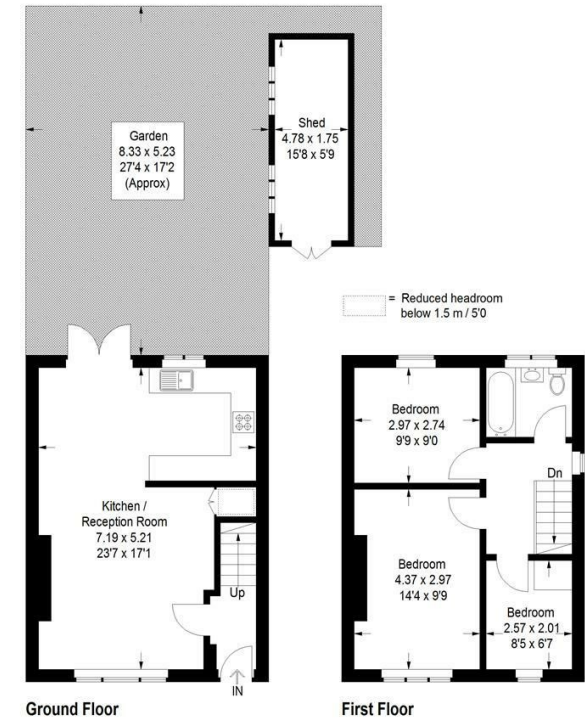
To the front of the property, a large driveway provides ample off-street parking.

This is a fantastic home in a desirable location, offering a great balance of space, style, and practicality.

Albert Road, CR6

Approximate Gross Internal Area
(Excluding Shed)

75.4 sq m / 812 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1292030)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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