



94 Sunnybank, Warlingham, CR6 9SS
Asking Price £525,000

Fully refurbished by the current vendor, including new kitchen, new bathroom, new windows and doors, new heating system, new flooring and replastered and decorated throughout. This well presented modern and spacious bungalow benefits from THREE DOUBLE BEDROOMS, lounge opening onto rear patio, modern fitted kitchen, large rear garden and off street parking for 2/3 cars. The property is located close to Warlingham Village which offers a variety of local shops, amenities, restaurants, pubs and Warlingham Village Primary School which is rated outstanding in all categories.

Entrance

Front door with double glazed frosted insert leading to hall which has wood effect laminate flooring, radiator, two storage cupboards, one housing boiler, doors to:

Living Room 17'3" x 10'7" (5.28 x 3.25)

Rear aspect double glazed patio doors, continuation of wood effect laminate flooring, radiator, power points.

Kitchen/Dining Room 13'6" x 10'8" (4.12 x 3.26)

Rear aspect double glazed French doors, side aspect double glazed window, range of wall and base units, marble effect worktop with inset one and a half bowl sink with drainer and mixer tap, integrated double oven, integrated fridge/freezer, integrated dishwasher, integrated washing machine, continuation of wood effect laminate flooring, power points, feature radiator, smoke alarm.

Bathroom

Side aspect double glazed frosted window, three piece suite comprising low level wc, sink with chrome mixer tap, quadrant shower cubicle with dual outlet shower, towel radiator, tiled floor, tiled walls.

Bedroom 1 11'8" x 10'8" (3.58 x 3.26)

Front aspect double glazed window with shutters, radiator, power points.

Bedroom 2 10'9" x 10'7" (3.28 x 3.25)

Front aspect double glazed window with shutters, radiator, power points.

Bedroom 3 16'0" x 13'6" (4.88 x 4.12)

Staircase leading to first floor bedroom which has rear aspect dormer with double glazed window, radiator, power points, door leading to eaves storage.

Outside**Front Garden**

Off street parking for several cars, shared drive leading to garage with up and over garage door, gate giving access to rear garden.

Rear Garden

Patio with steps leading to garden which is laid mainly to lawn.

Garage 16'2" x 8'4" (4.93 x 2.55)**Council Tax Band E**

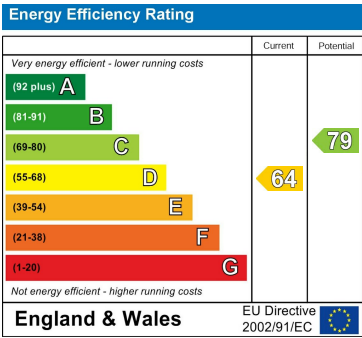
Floor Plan



Area Map



Energy Efficiency Graph



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