



TWO DOUBLE BEDROOM BUNGALOW WITH A GARAGE AND PARKING

LOUNGE 12' 0" x 11' 3" (3.65m x 3.43m) OPEN PLAN TO DINING ROOM 11' 11" x 9' 7" (3.63m x 2.92m) Maximum

*KITCHEN / BREAKFAST ROOM 10' 8" x 13' 1" (3.25m x 3.98m) *SHOWER ROOM & SEPARATE WC*

DOUBLE GLAZED AND GAS CENTRAL HEATING - REQUIRES SOME MODERNISATION

LEVEL CONVENIENT LOCATION, VIEWING RECOMMENDED, NO ONWARD CHAIN!

A LARGE SEMI-DETACHED TWO DOUBLE BEDROOM BUNGALOW set on a great size level plot with a **SOUTH EAST facing rear Garden**. The Bungalow has an Open Plan Lounge and Dining Room with a door to the Kitchen/Breakfast Room. There is also a Store Room/Office, useful if you work from home! Outside the secluded Garden has a Summerhouse / Workshop (5m x 3m approx). The driveway offers ample off road parking for several vehicles. **NO ONWARD HOUSE CHAIN!**

Harewood Gardens, Sanderstead, Surrey CR2 9BG
Asking Price: £525,000 Freehold



DIRECTIONS

From the shops at Hamsey Green, Warlingham, proceed along Limpsfield Road, take the third right turn into Harewood Gardens, the Bungalow is on the right-hand side.

LOCATION

The Bungalow is within a crescent shaped road within half a mile of the local shops and amenities at Hamsey Green. There is a bus service on the Limpsfield Road in both directions to Warlingham and Sanderstead town centres. The nearest train station is Upper Warlingham which is just over 1.5 miles away. In addition to local shops there are also Doctors and Dentists within the local area.

ACCOMMODATION

COVERED PORCH

Covered porch with outside light.

L'SHAPED HALLWAY 16' 1" x 4' 3" (4.90m x 1.29m)

Coved ceiling, access to the loft and storage heater.

LOUNGE 12' 0" x 11' 3" (3.65m x 3.43m)

Coved ceiling, electric fire to remain, double radiator, open plan to:

DINING ROOM

11' 11" x 9' 7" (3.63m x 2.92m) *Maximum*

L'shaped Dining Room with a double glazed window to the rear and two smaller frosted double glazed windows to the side, double radiator, door to:

KITCHEN / BREAKFAST ROOM

10' 8" x 13' 1" (3.25m x 3.98m)

Double aspect room with a double glazed window to the rear and side and a double glazed door to the rear Garden. Range of wall and base units with matching worktops, single bowl sink unit with a mixer tap and cupboards below, space and plumbing for a washing machine (washing machine can remain), space for a tumble dryer and fridge / freezer (Appliances can remain) gas point and Gas Cooker to remain. Built in Airing Cupboard, wall mounted Vaillant gas fired central heating boiler, installed in 2019.

STUDY / STORE ROOM 7' 2" x 5' 0" (2.18m x 1.52m)

Double glazed frosted window to the side, cupboard housing the electric fuse box and the electric and gas meters.

BEDROOM ONE 12' 7" x 10' 9" (3.83m x 3.27m)

Double glazed bay window to the front, coved ceiling and double radiator.

BEDROOM TWO 11' 7" x 10' 5" (3.53m x 3.17m)

Double glazed bay window to the front, coved ceiling and radiator.

SHOWER ROOM 5' 4" x 5' 4" (1.62m x 1.62m)

Double glazed frosted window to the side, modern white suite comprising of a shower cubicle with a mixer shower fitment, pedestal wash hand basin with a mirror and light above, tiled surrounds, inset spotlights to the ceiling plus a wall mounted electric fan heater, double radiator.

SEPARATE WC

Double glazed frosted window to the side, pink low flush WC.

OUTSIDE

GARAGE AND DRIVEWAY

There is a large driveway approaching the Garage with ample off-road parking. The Garage has an up and over door, power and light and a Workshop Area to the rear.

FRONT GARDEN

There are two large areas of lawn split by the driveway leading to the Garage and the side access front door.

REAR GARDEN

The level rear Garden is South East facing and has a patio and two large lawn areas. Within the garden there is a large 5 metre x 3 metre Summerhouse/Workshop and access into the Garage,



GARAGE

The Garage has an up and over door, power and light and a door leading into the Garden

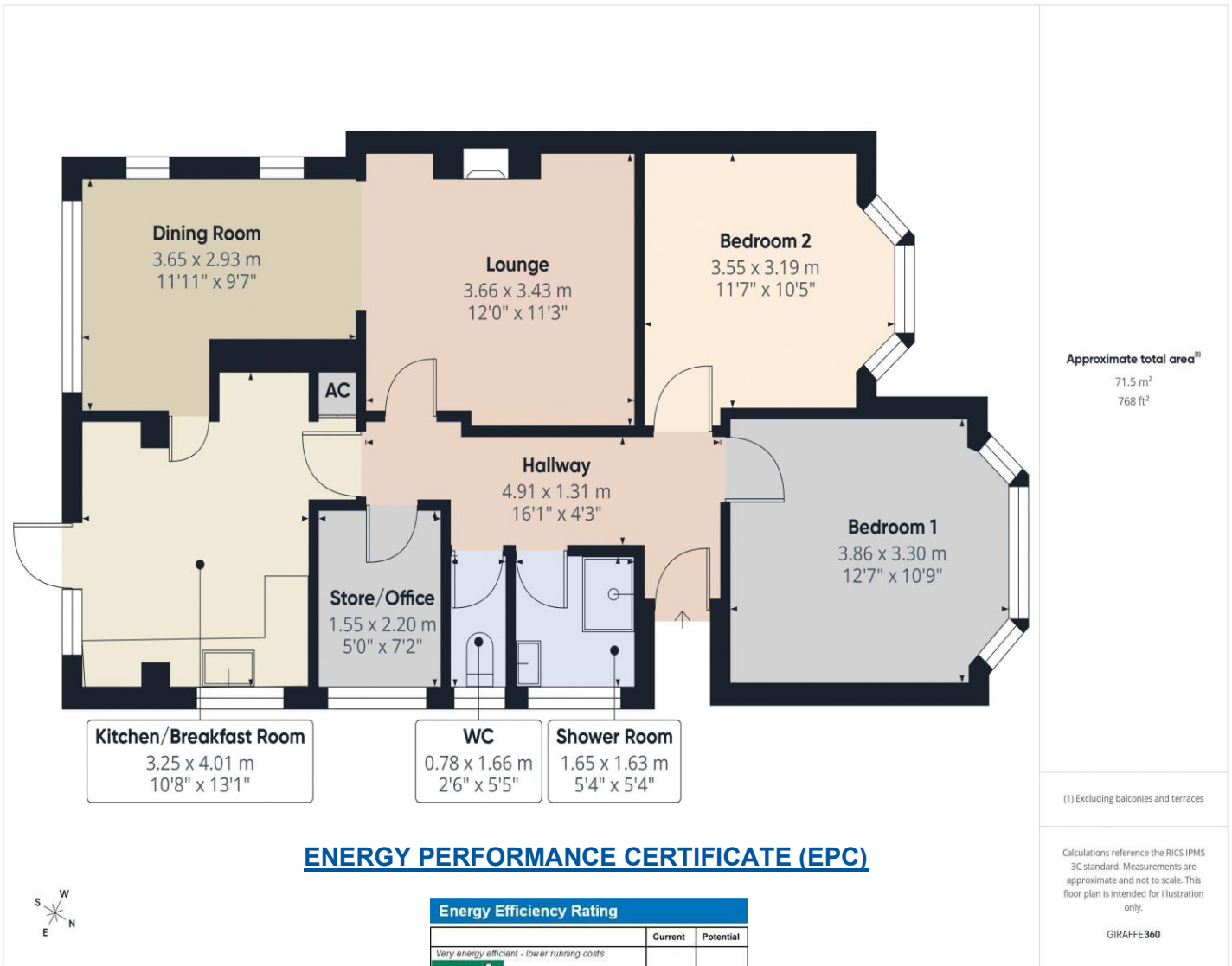
COUNCIL TAX

The current Council Tax Band is 'E', via London Borough of Croydon.

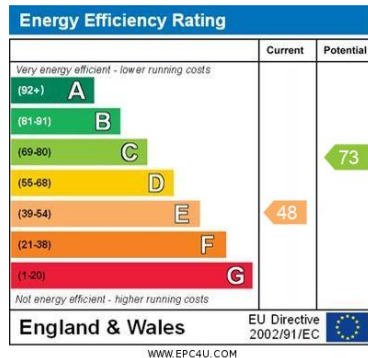
16/6/2026



FLOORPLAN



ENERGY PERFORMANCE CERTIFICATE (EPC)



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