



**RAYNERS**  
TOWN & COUNTRY

12 MARTIN CLOSE  
WARLINGHAM, SURREY, CR6 9AD

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## OFFERS IN EXCESS OF £500,000

A fabulous opportunity to acquire this three-bedroom semi-detached home, ideally positioned at the end of a highly sought-after cul-de-sac within easy reach of the local amenities at Hamsey Green. Occupying a generous and wide plot, the property offers excellent potential for an incoming purchaser to modernise and create a home tailored to their own taste and style.

Having been lovingly owned by the same family since 1972, this house is filled with warmth and history, and now presents a rare chance for a new family to make it their own for years to come. The accommodation is well-proportioned throughout with scope for extension or reconfiguration, subject to the usual permissions. Externally, the property benefits from a private driveway leading to a garage, along with a spacious garden that further enhances its appeal. Conveniently located close to well-regarded local schools and transport links, this home is perfectly suited for families and buyers seeking both comfort and potential in a desirable residential setting.







**Tenure: Freehold**

**Local Authority: Tandridge Council**

**Council Tax Band: E**

**EPC Rating: D**

**VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT**

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. R772

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