



## 6 The Elms, Warlingham - CR6 9AY

Guide Price £825,000







## 6 The Elms

Warlingham

Modern four-bedroom detached family home in a quiet cul-de-sac. Features lounge, dining room, study, kitchen/breakfast, en-suite to principal bedroom, driveway, garage, and generous rear garden.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Modern four-bedroom detached family home
- Quiet corner position in a cul-de-sac
- Lounge with fireplace
- Separate dining room with double doors to rear garden
- Study/playroom
- Kitchen/breakfast room with views over rear garden
- Utility room & Downstairs Cloakroom
- Principal bedroom with en-suite and all bedrooms with built-in wardrobes
- Family bathroom with bath and separate shower
- Driveway, garage, and generous enclosed rear garden

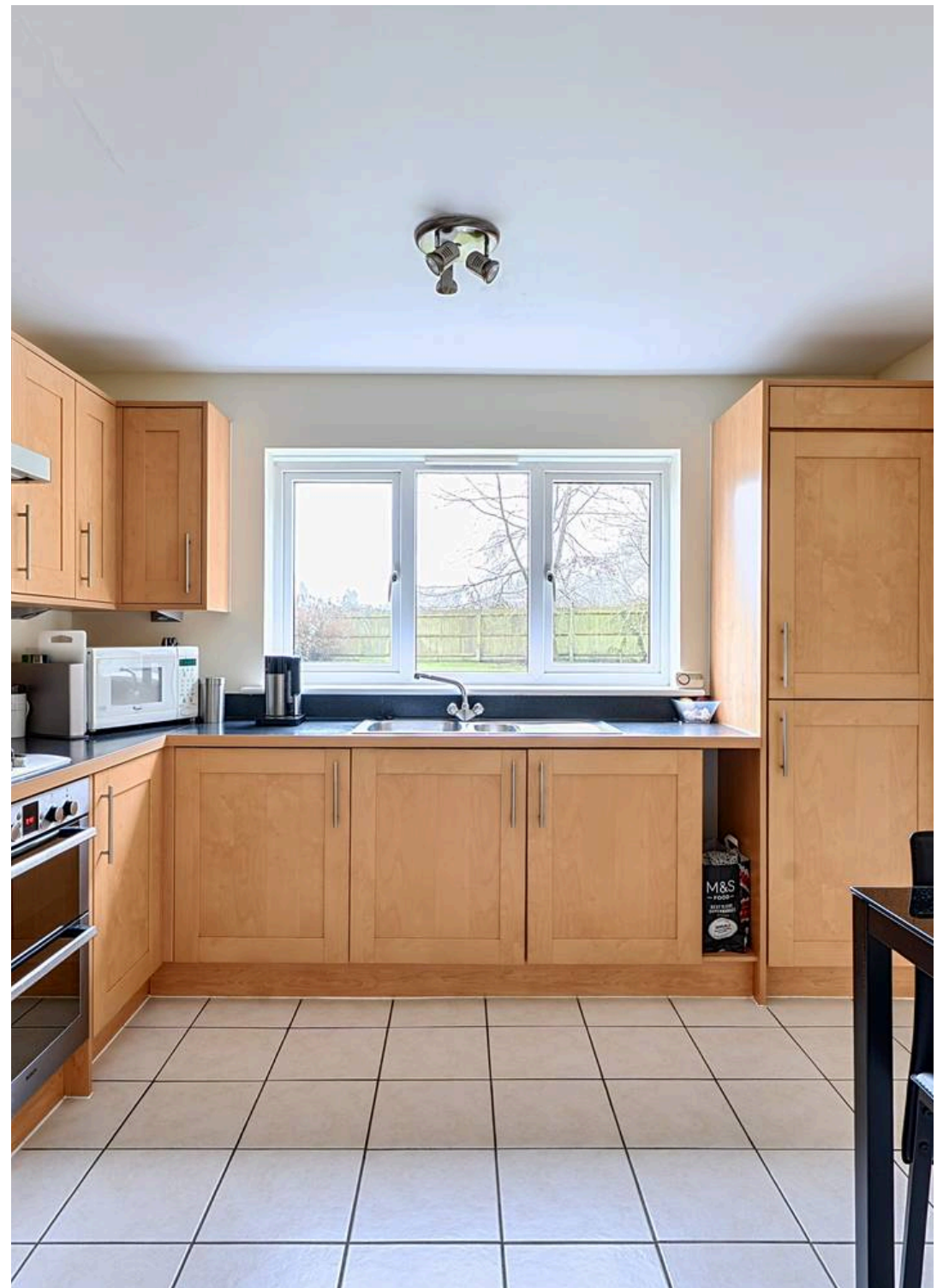


Situated in the corner of a quiet cul-de-sac in a tucked-away and highly convenient location, this modern four-bedroom detached family home offers spacious and versatile accommodation, ideally positioned within a short walk of local schools, shops, open countryside and a regular bus route. The ground floor provides excellent family living space, comprising a well-proportioned lounge featuring a fireplace, a separate dining room with double doors opening directly onto the rear garden, and a useful study/playroom—ideal for home working or growing families. The kitchen/breakfast room enjoys pleasant views over the rear garden and offers ample space for everyday dining. Located off the kitchen is a practical utility room with direct access to the garden.

To the first floor are four generously sized double bedrooms, all benefiting from built-in wardrobes. The principal bedroom features an en-suite bathroom, while the remaining bedrooms are served by a family bathroom fitted with both a bath and separate shower.

Externally, the property enjoys a driveway to the front providing off-street parking and leading to an integral garage. The rear garden is a good size, mainly laid to lawn, and enclosed by panel fencing, offering a secure and private space for children and outdoor entertaining.

This attractive home combines a peaceful setting with everyday convenience and would make an ideal long-term family residence.





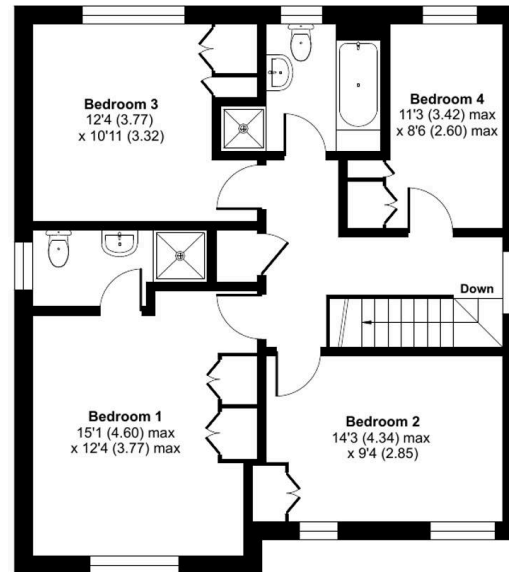
# The Elms, Warlingham, CR6

Approximate Area = 1446 sq ft / 134.3 sq m

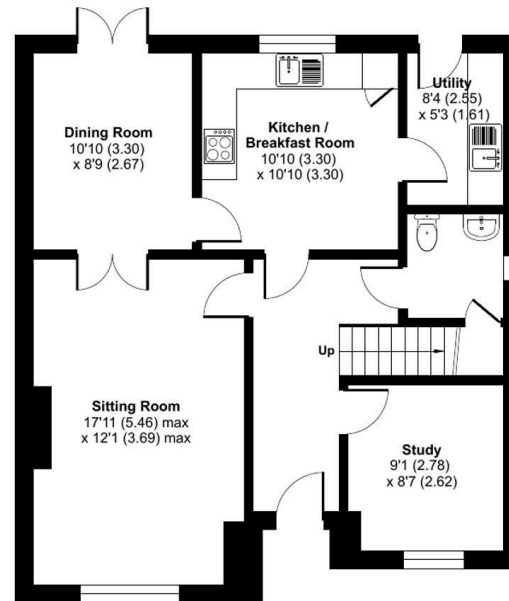
Garage = 148 sq ft / 13.7 sq m

Total = 1594 sq ft / 148 sq m

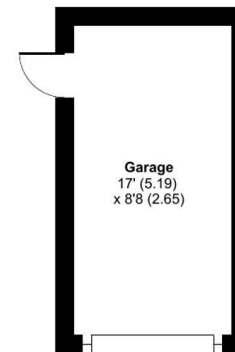
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR







## Park & Bailey Warlingham

Park & Bailey, 426 Limpsfield Road – CR6 9LA

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