



RAYNERS
TOWN & COUNTRY

**108 SUNNYBANK
WARLINGHAM, SURREY, CR6 9SS**

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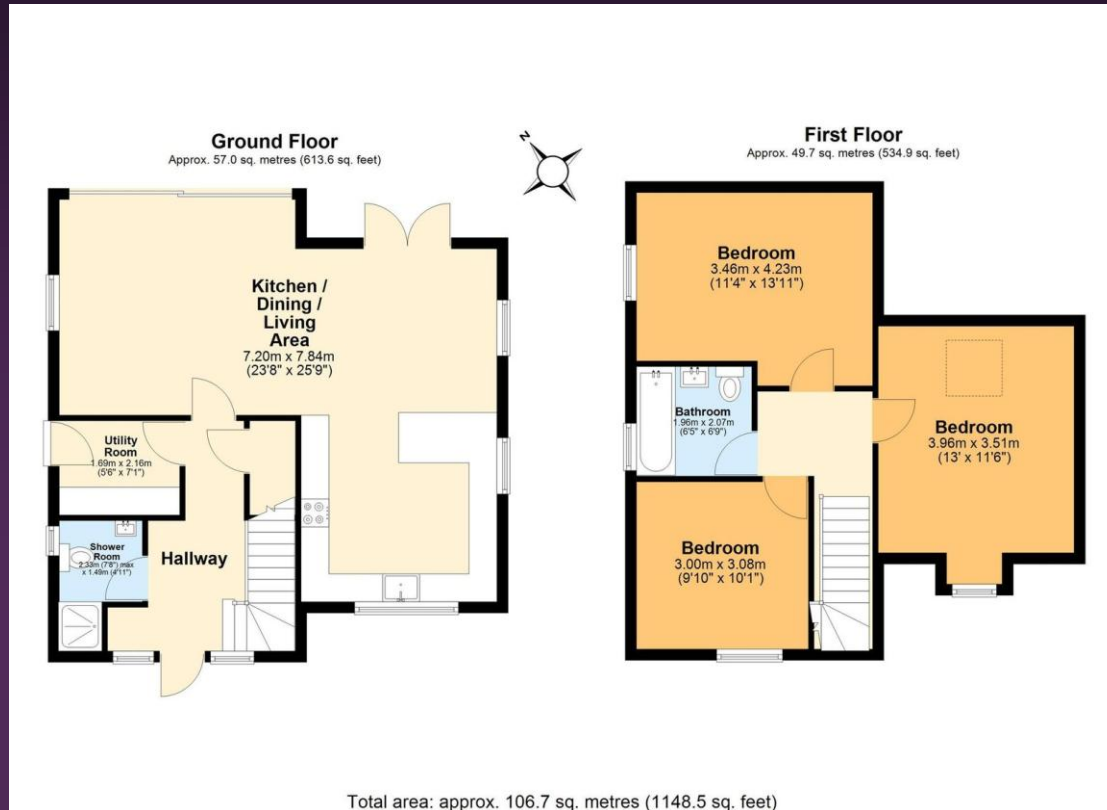
This exceptional property offers three generously sized double bedrooms and has been finished to an impeccable standard throughout, combining contemporary style with practical living. At the heart of the home is a beautifully designed open-plan kitchen, seamlessly flowing into the living and lounge areas—ideal for both everyday living and entertaining. The ground floor further benefits from a separate utility room and a modern shower room, adding convenience and flexibility for busy households.

Externally, the property boasts a large driveway providing ample off-street parking. There are private garden areas to both the front and rear, with the rear garden providing a large patio area and lawn. The property enjoys a delightful outlook over open fields—offering a peaceful and scenic setting.

Located within easy reach of Warlingham Village, the property is perfectly placed to enjoy a range of local shops, cafés, amenities, and excellent bus routes, making it an ideal choice for those seeking both tranquillity and convenience. An outstanding opportunity to acquire a beautifully finished home in a highly desirable location. This property also benefits from a 10 year build warranty.







Tenure: Freehold

Local Authority: Tandridge council

Council Tax Band: F

EPC Rating: C

VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT

www.raynersproperties.com

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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