



RAYNERS
TOWN & COUNTRY

COURT FARM ROAD
WARLINGHAM, SURREY, CR6 9BL

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GUIDE PRICE £650,000

Rayners are delighted to present this stunning four-bedroom detached family home located on a desirable road within walking distance to the station. Recently renovated by the current owners, the property now offers light and airy accommodation throughout. The comprehensive renovation project has transformed this home, creating a contemporary and inviting living space perfect for modern family life.

The ground floor accommodation features a practical utility room and WC, along with an open-plan kitchen, dining, and living area. This expansive space is enhanced by double doors leading to the rear garden, offering far reaching views. Additionally, the garden includes a useful home office, perfect for remote work or creative projects.

Upstairs, the property boasts four bedrooms and a remodelled family bathroom, providing ample space and comfort for the entire family. At the front of the property, there is a driveway with off-street parking and a garage that could potentially be converted into additional accommodation, subject to planning permission.

The local area offers numerous amenities, including two nearby mainline stations (Upper Warlingham and Whyteleafe) serving Central London, bus services linking Caterham, Warlingham, Purley, and Croydon, and excellent schools such as Warlingham and Riddlesdown Collegiate. The M25, accessible at Godstone, provides routes to Gatwick Airport and the south coast.

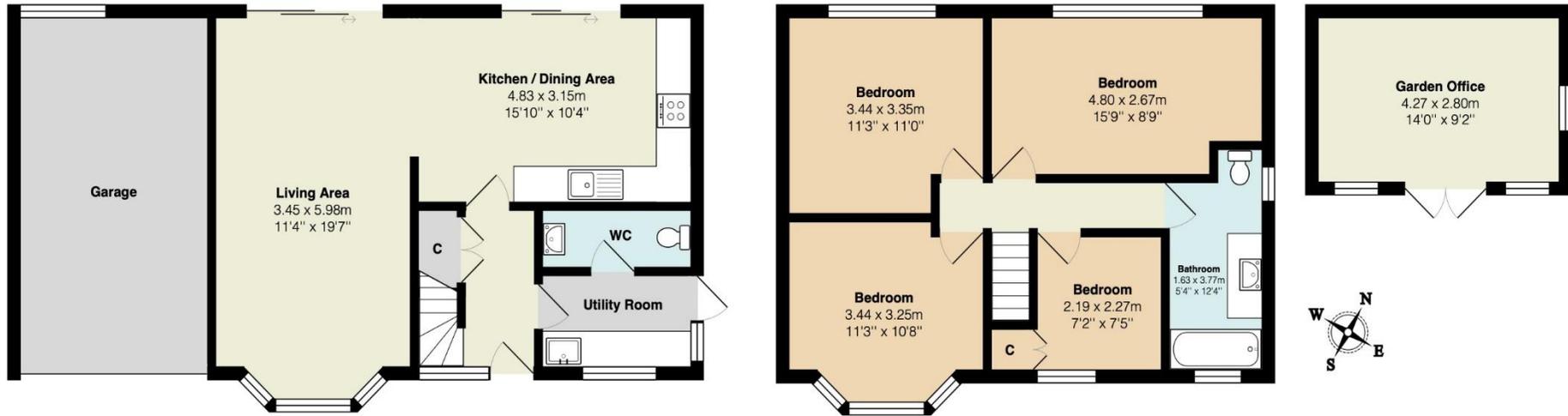
Don't miss the opportunity to own this beautifully updated property in a prime location.







17 Court Farm Road



Total Area: 103.2 m² ... 1110 ft² (excluding garage, garden office)

All measurements are approximate and for display purposes only

Tenure: Freehold

Local Authority: Tandridge District Council

Council Tax Band: F

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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