



RAYNERS
TOWN & COUNTRY

**53 SUNNYBANK
WARLINGHAM, SURREY, CR6 9ST**

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This attractive three-bedroom mid-terrace house offers spacious and practical accommodation, making it an excellent opportunity for families and first-time buyers alike. While well maintained throughout, the property would benefit from some cosmetic improvement, allowing purchasers to add their own style.

The ground floor features a bright and generously proportioned open-plan lounge/diner, providing an ideal space for both everyday living and entertaining, alongside a fitted kitchen. Upstairs, there are three bedrooms and a family bathroom.

Externally, the property benefits from a driveway providing off-road parking for several vehicles and a rear garden which is mainly laid to lawn with a patio area offering a pleasant outdoor space for relaxing and entertaining. Conveniently situated close to Sainsbury's, Warlingham Village Green, Warlingham Village Primary School, and a range of local amenities, the property also enjoys excellent transport links via Upper Warlingham, Whyteleafe and Sanderstead stations, all of which provide regular and fast services to London Victoria, London Bridge and the Thameslink network. Priced to sell.







Tenure: Freehold Local Authority: Tandridge Council Council Tax Band: D EPC Rating: C
The seller has advised that an Electrical Installation Condition Report (EICR) was carried out in 2024 and that the boiler has been serviced annually, with a valid Gas Safety Certificate provided each year.

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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