



4 Cranmer Close, Warlingham – CR6 9SW

Guide Price **£500,000**





4 Cranmer Close

Warlingham

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Generous three bedroom semi detached house
- Modern kitchen
- Extended
- Separate study
- Conservatory
- Three well proportioned bedrooms
- Separate garage
- Excellent location for primary and secondary schools



Situated in an excellent location renowned for its proximity to both highly regarded primary and secondary schools, this generous three bedroom semi detached house offers spacious and versatile accommodation, ideal for modern family living. Upon entering, you are greeted by a welcoming hallway that leads to a bright and airy living room, with ample space for comfortable seating and family gatherings. The property has been thoughtfully extended, creating an impressive open plan flow that seamlessly connects the main living areas. The modern kitchen is well appointed, featuring sleek cabinetry, contemporary worktops, and integrated appliances, providing a practical yet stylish environment for culinary pursuits. Adjacent to the kitchen, a separate study offers a quiet retreat for home working or reading, adding flexibility to the layout. The conservatory, flooded with natural light, serves as an inviting additional reception space, perfect for dining or relaxation, and enhancing the overall sense of openness within the home.

Upstairs, three well proportioned bedrooms provide comfortable accommodation for family members or guests, each benefitting from generous natural light and a pleasant outlook. The family bathroom is finished to a high standard, with modern fixtures and fittings.

Additional features include a separate garage, offering convenient storage or secure parking. Thoughtfully designed and impeccably maintained throughout, this extended home is perfectly suited to families seeking comfort, space, and a prime residential location.



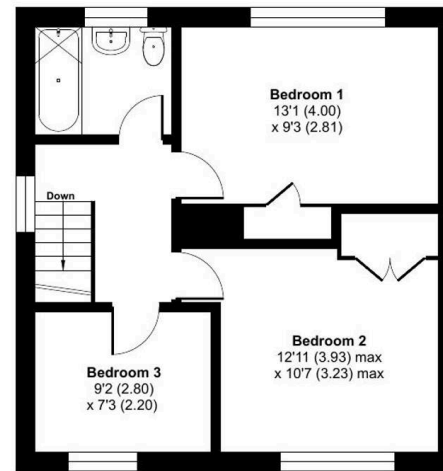
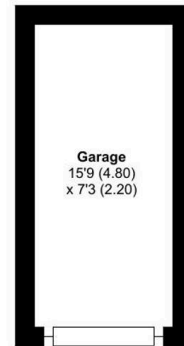
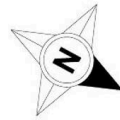
Cranmer Close, Warlingham, CR6

Approximate Area = 1143 sq ft / 106.1 sq m

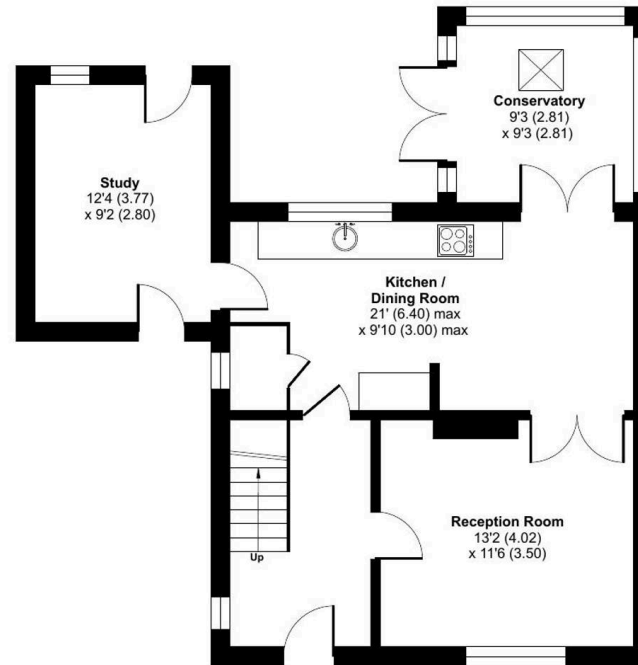
Garage = 114 sq ft / 10.5 sq m

Total = 1257 sq ft / 116.6 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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