



22 FARM ROAD, WARLINGHAM
SURREY, CR6 9DH

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GUIDE PRICE £350,000

This attractive two double bedroom ground-floor maisonette is presented in good decorative order throughout and benefits from its own private level garden as well as a private driveway providing 2 spaces. Sitting just half a mile from Warlingham village centre, offering convenient access to a variety of local shops, amenities, and schools for all age groups. Sainsbury's is only a quarter of a mile away, and bus routes along Limpsfield Road provide straightforward connections to Croydon and neighbouring areas.

For commuters, excellent rail links to Croydon and Central London are available from both Upper Warlingham and Whyteleafe stations.

With its strong transport links and close proximity to well-regarded schools, this property is an ideal choice for first-time buyers and young families seeking a well-connected and family-friendly location.

Tenure: Leasehold

Lease Length: Approximately 84 years remaining

Current charges are:

Ground Rent : TBC

Service charge : Approx £245 per year

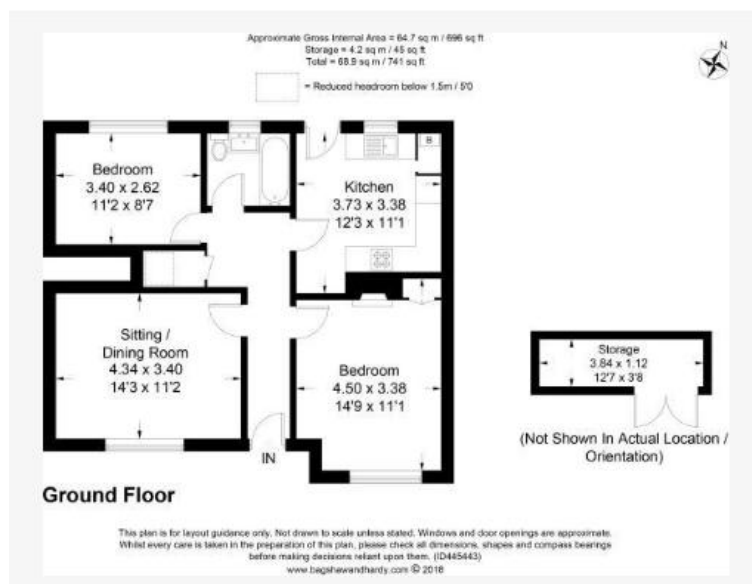
Shared contribution to roof costs?

Local Authority: Tandridge District council

EPC Rating: C

Council Tax Band: C

This information has been provided by the seller and will need to be verified through solicitors .



SALES

2 GLEBE ROAD, WARLINGHAM, SURREY, CR6 9NJ

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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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