



Kooringa | | Warlingham | CR6 9JP

Offers Over £850,000

Pollard Machin

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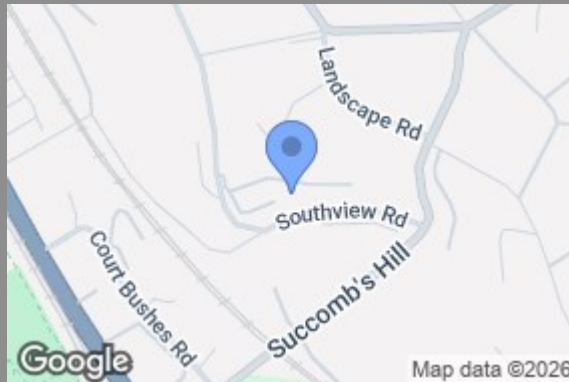
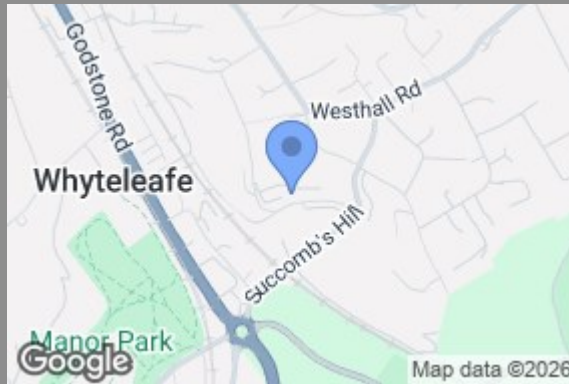
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Perfectly positioned at the end of a private road, this beautifully presented and architecturally distinctive home enjoys an elevated setting with stunning, far-reaching views over the Surrey Downs, along with a strong sense of privacy and seclusion. Offering an abundance of natural light and a real feeling of space, the property combines striking design with a highly versatile layout ideal for modern family living. EPC Rating D. Council Tax Band G.

- Detached family home
- Impressive 34ft living/dining room
- Principal suite with dressing room and en-suite
- Well-equipped kitchen with separate utility room
- Approximately 2,086 sq. ft. (193.82 sq. m.)
- Three/four double bedrooms
- Spacious studio/family room with multiple potential uses
- Two bathrooms plus additional ground floor shower room







Council Tax Band **G** EPC Rating

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(12 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

45 Limpsfield Road
 Sanderstead
 London
 CR2 9LA
 020 8657 4466
sales@pollardmachin.co.uk