



8 Ridley Road, Warlingham - CR6 9LR

Guide Price **£1,250,000**





8 Ridley Road

Warlingham

A three/four bedroom detached family home situated in the highly sought after Ridley Road on a level half acre secluded plot. The property is in need of some updating and is offered with no chain.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C



Located in one of Warlingham's most sought-after residential roads, this substantial detached family home offers generous and versatile accommodation throughout, ideal for those looking to put their own stamp on a property. The house is set on a large, level south-facing plot of approximately half an acre the mature gardens offering excellent privacy, and is offered to the market with no onward chain.

Ground Floor

A welcoming entrance hall provides a spacious first impression and includes a useful storage cupboard and a cloakroom with WC and wash basin.

The through lounge is a bright and airy space, featuring patio doors leading directly to the rear garden, making it ideal for relaxing or entertaining.

A separate family room or study provides flexible space for working from home or as an additional sitting area and also gives internal access to the garage.

The heart of the home is the L-shaped kitchen/dining/family room, a bright and spacious open-plan area with plenty of natural light and lovely views over the garden—perfect for modern family living.

First Floor

The main bedroom is a real highlight: a generous dual-aspect double room with a dressing area and access to a large en-suite bathroom.

Adjoining this room is a single bedroom or study, ideal as a nursery, dressing room, or work space.

There are two further double bedrooms, both well-proportioned, along with a family bathroom.

External Features

- In-and-out driveway providing ample off-street parking
- Integral double garage offering storage or further potential
- Expansive south-facing rear garden—level, mature and extremely private
- Attractive, established planting and borders providing year-round interest

This well-proportioned home offers a fantastic opportunity to modernise and personalise to suit your needs, with flexible accommodation and scope for improvement or extension (STPP) in a highly desirable setting.



Ridley Road, Warlingham, CR6

Approximate Area = 2225 sq ft / 206.7 sq m

Limited Use Area(s) = 15 sq ft / 1.3 sq m

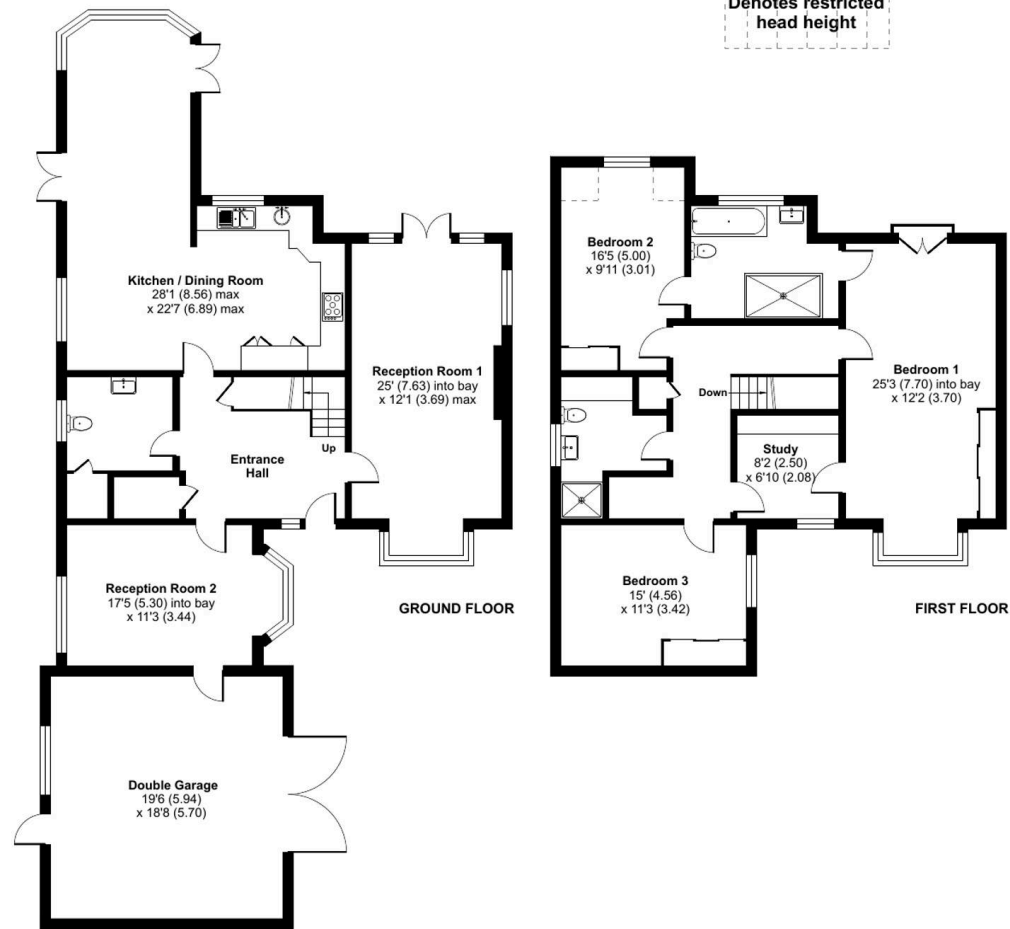
Garage = 364 sq ft / 33.8 sq m

Total = 2604 sq ft / 241.8 sq m

For identification only - Not to scale



Denotes restricted head height





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