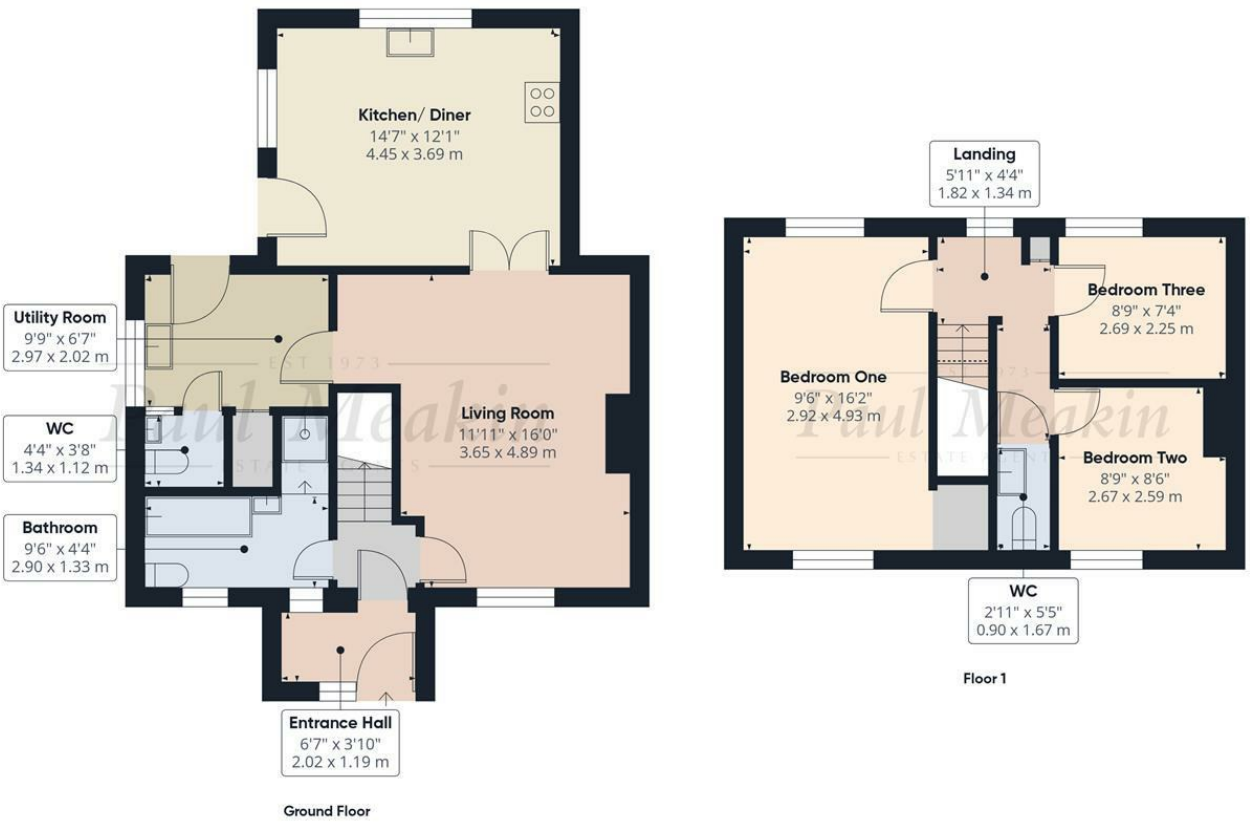




EST 1973  
**Paul Meakin** ESTATE AGENTS  
 £475,000 - £500,000 Harrow Road, Warlingham, CR6 9EW



Approximate total area<sup>m</sup>  
 941 ft<sup>2</sup>  
 87.4 m<sup>2</sup>

(1) Excluding balconies and terrace

Reduced headroom:  
 Below 5 ft/1.5 m

Calculations reference the RICS IPM 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Price range £475,000 - £500,000  
 This charming three bedroom home located between Farleigh and Warlingham offers well-proportioned accommodation across two floors, ideal for first time buyers, growing families or those looking to put their own stamp on a property.

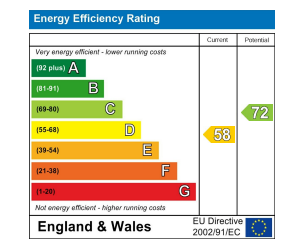
The ground floor comprises a spacious living room, a fitted kitchen/diner with ample space for entertaining, separate utility room, family bathroom and downstairs WC, providing practical day-to-day living space. Upstairs, the property features three bedrooms and an additional WC off the landing.

Externally the south west facing rear garden is peaceful sunny retreat and there is a private driveway to the front with parking for two cars.



The property is perfectly positioned a stones throw from a local convenience store and within easy reach of Warlingham Village Green with its excellent selection of coffee bars, restaurants, local shops and supermarket facilities. A Sainsbury's supermarket is also close by, along with highly regarded schools including Warlingham Village Primary School and Warlingham School.

Your earliest viewing is recommended.



TAX BAND: D

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

- Three bedroom family home
- Fitted kitchen/diner
- Ground floor bathroom
- South west facing rear garden
- Between Farleigh & Warlingham

- Spacious living room
- Separate utility room
- Additional first floor WC
- Private driveway for two cars
- Nearby to Village Green, schools & amenities

