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Offers In Excess Of £525,000

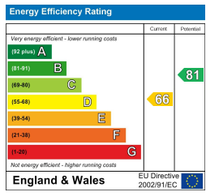
Elm Road, Warlingham, CR6 9NB

Nestled in a tranquil cul-de-sac on Elm Road, Warlingham, this charming three-bedroom semi-detached house offers a perfect blend of comfort and convenience. The property boasts a thoughtfully refitted kitchen with access out into the garden. There is also a spacious living room, creating an inviting atmosphere ideal for both relaxation and entertaining. Adjacent to the living area, the dining room provides a delightful space for family meals and gatherings.

The home features two generously sized double bedrooms, alongside a versatile box room that can serve as a study or guest room, catering to various lifestyle needs. The family bathroom has also been refitted to a high standard, ensuring a modern and stylish finish.

Outside, the landscaped rear garden presents a lovely outdoor retreat, perfect for enjoying sunny days or hosting barbecues with friends and family. The property is conveniently located close to local amenities and reputable schools, making it an excellent choice for families and professionals alike.

This delightful home on Elm Road is not just a property; it is a wonderful opportunity to embrace a comfortable lifestyle in a sought-after area. Do not miss the chance to make this charming house your new home.



Entrance Hall

Kitchen
5'11 x 14'11 (1.80m x 4.55m)

Living Room
10'10 x 13'2 (3.30m x 4.01m)

Dining Room
10'5 x 11'6 (3.18m x 3.51m)

Landing

Bedroom
11'0 x 11'6 (3.35m x 3.51m)

Bedroom
9'3 x 11'0 (2.82m x 3.35m)

Bedroom
5'10 x 6'5 (1.78m x 1.96m)

Bathroom

Garden

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 are 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

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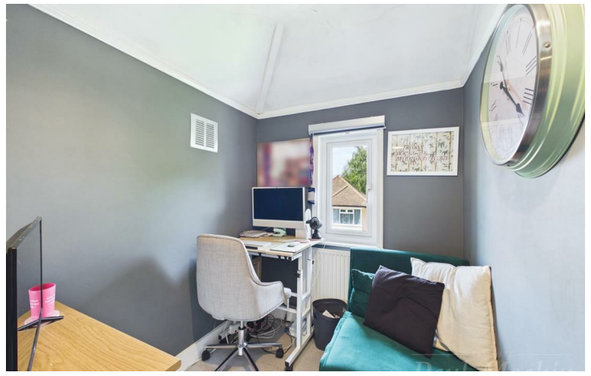
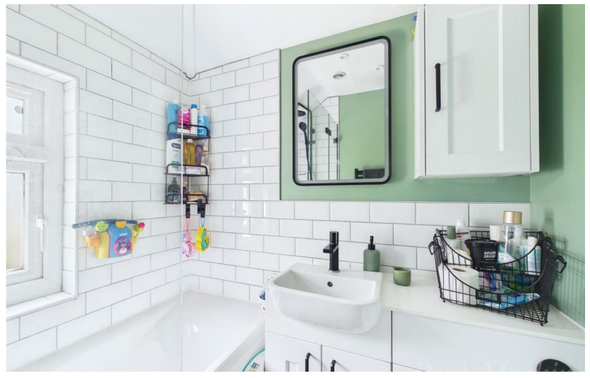
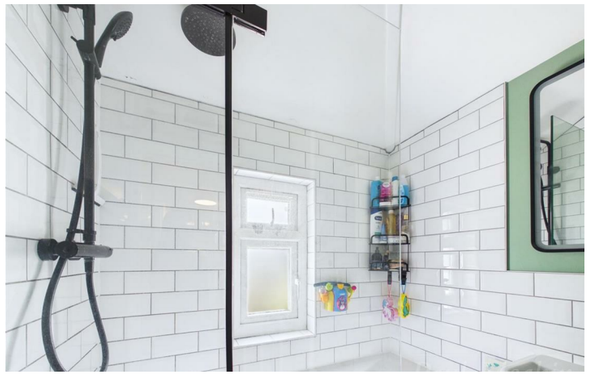
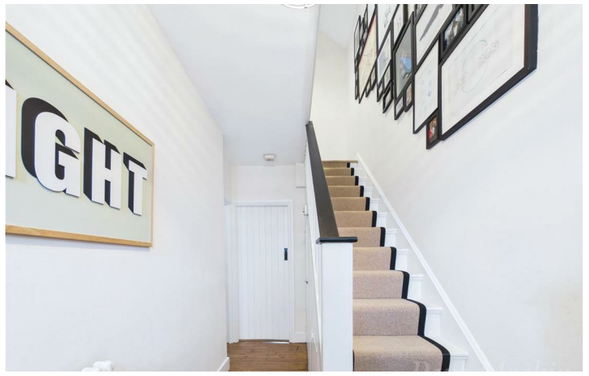
- Refitted kitchen
- Living room leading to Dining Room
- Cul de sac location
- Landscaped rear garden
- Refitted Bathroom
- Close to amenities









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