

9 Alexandra Road, Warlingham, CR6 9DW

Guide price £700,000-£750,000

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Marriott Vernon present to the market this recently built, superbly appointed four bedroom, two bathroom, detached family home with off street parking, garage with EV charge point, garden and no onward chain, ideally located in a popular residential location close to the heart of Warlingham.

The property offers bright and spacious accommodation arranged over three floors, combining modern style and contemporary finish, with high spec interiors and neutral décor throughout.
Features include an impressive open plan kitchen/reception, separate cosy front aspect living room, two luxury bath/shower rooms (one en-suite), ground floor WC, ample inbuilt storage, gas central heating, double glazing, underfloor heating to the ground floor with attractive LVT oak style flooring, and carpets to the bedrooms. The property also benefits from solar panels for energy efficiency.

Accommodation comprises entrance hall with access to guest WC, leading into the front aspect reception room. The beautiful open plan reception/kitchen/diner is flooded with natural light from skylight windows and bi-folding doors onto the garden. The bespoke kitchen area comprises a quality range of matching wall and base units with breakfast bar and stone work surfaces incorporating inset sink unit and integrated quality fitted appliances.

To the first floor, there are three well proportioned bedrooms, plus a family bathroom with contemporary style bath suite, and separate walk-in shower unit. To the second floor, there is a principal bedroom with dressing area, and a large en-suite shower room.

The property is enviably located within easy access of regular bus routes, with Upper Warlingham and Whyteleafe stations just a short distance away. Warlingham Village offers a selection of shops, pubs and cafes, as well as a Sainsbury supermarket and local amenities. The area is well served by beautiful open spaces and excellent schools.



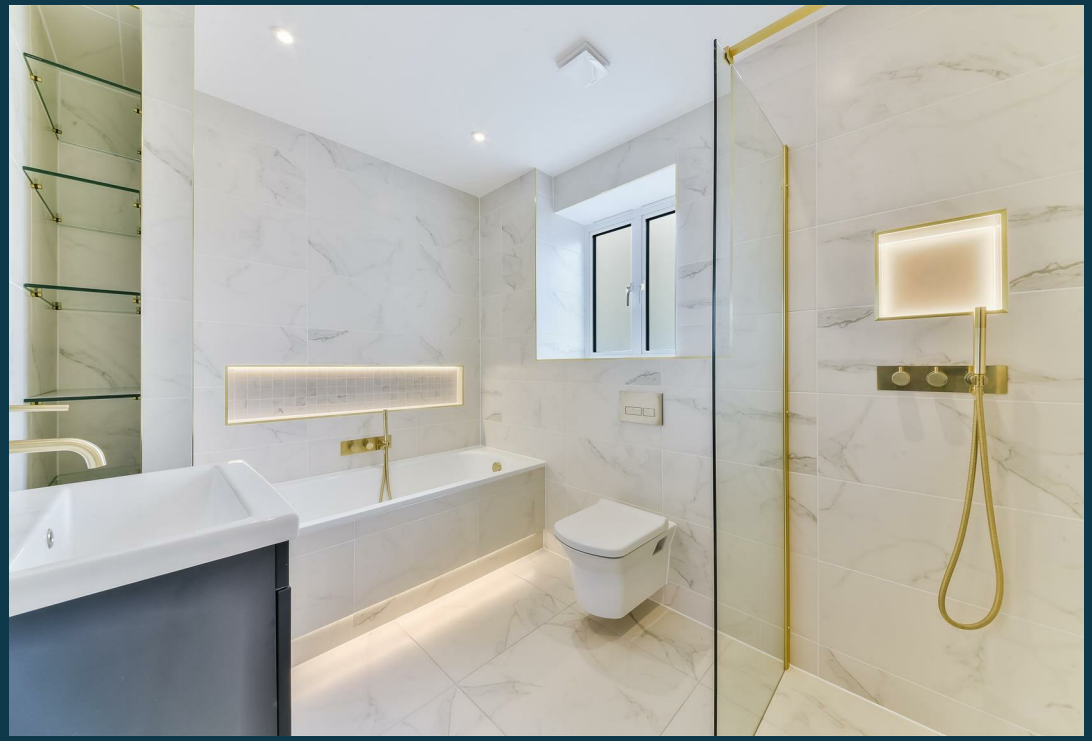
















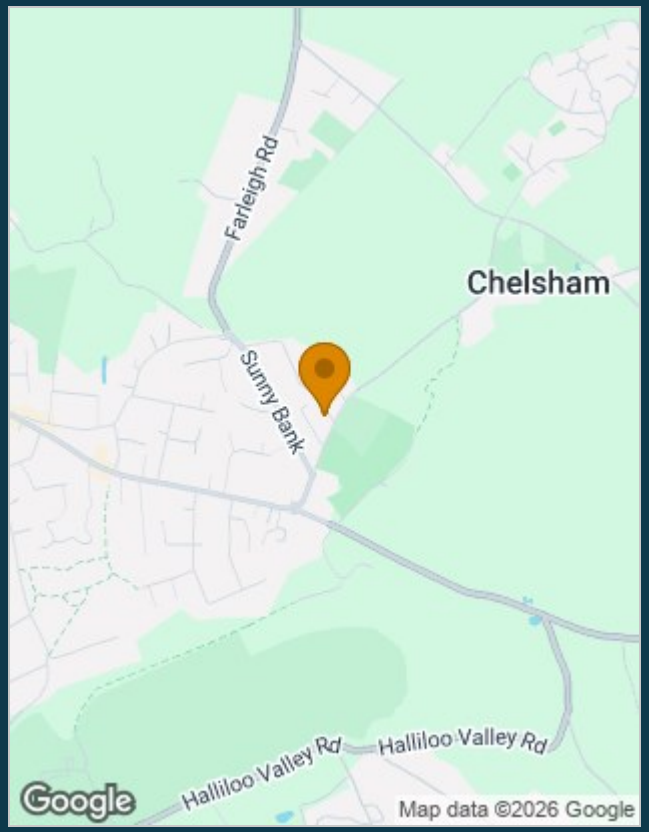
Floor Plans

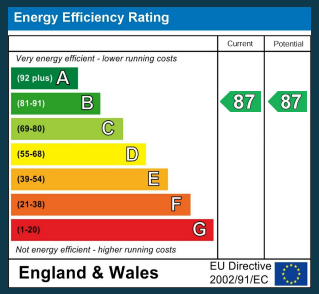


TOTAL FLOOR AREA : 1518sq.ft. (141.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location Map





Viewing

Please contact our Marriott Vernon Estate Agents Office on 0208 657 7778
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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