



**RAYNERS**  
TOWN & COUNTRY

**3 CROWBOROUGH CLOSE  
WARLINGHAM, SURREY, CR6 9SP**

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## WARLINGHAM, SURREY, CR6 9SP

Situated on a generous plot within a sought-after cul-de-sac location, this three-bedroom end-of-chain family home offers excellent potential for improvement and extension, subject to the necessary planning permissions. Conveniently positioned close to local amenities, including Sainsbury's and transport links along Limpsfield Road, the property provides well-proportioned accommodation throughout. To the first floor are three bedrooms and a modern family bathroom featuring a contemporary low-profile walk-in shower. The ground floor comprises a spacious open-plan lounge/dining room, creating an ideal space for both everyday living and entertaining. The kitchen leads through to a conservatory, which enjoys views over the impressive rear garden and provides direct access outside, there is a downstairs wc. Externally, the property benefits from a garage, private driveway and a fabulous large rear garden, offering tremendous scope for extension and landscaping. The home is fully electric and presents an excellent opportunity for an incoming purchaser to modernise and upgrade to their own taste. Offered to the market with no onward chain, this is a rare opportunity to acquire a home with significant potential in a highly desirable residential setting.







**Tenure: Freehold**

**Local Authority: Tandridge Council**

**Council Tax Band: E**

**EPC Rating: TBC**

**VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT**

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. R772

Sales  
01883 622 258  
[Enquiries@raynersproperties.com](mailto:Enquiries@raynersproperties.com)

Lettings  
01883 622 244  
[Enquiries@raynersletting.com](mailto:Enquiries@raynersletting.com)

Land & New Homes  
01883 744 344  
[Warlingham@raynersproperties.com](mailto:Warlingham@raynersproperties.com)

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