



GUIDE PRICE

£700,000

Farleigh Road

Warlingham, CR6 9EE

PROPERTY SUMMARY

This beautifully presented four bedroom detached family home is located in the sought after village of Warlingham and offers many benefits for the most discerning purchaser, including a gated driveway, single garage and off road parking for three cars, a four piece bathroom/wc and a guest cloakroom. The rear garden is ideal for entertaining and leads onto fields, paddocks and farmland. The property is close to Warlingham Village primary school (rated outstanding Ofsted) and Warlingham secondary school and sixth form college, whilst the village with it's array of pubs, restaurants and convenience stores is located a short walk away.

4



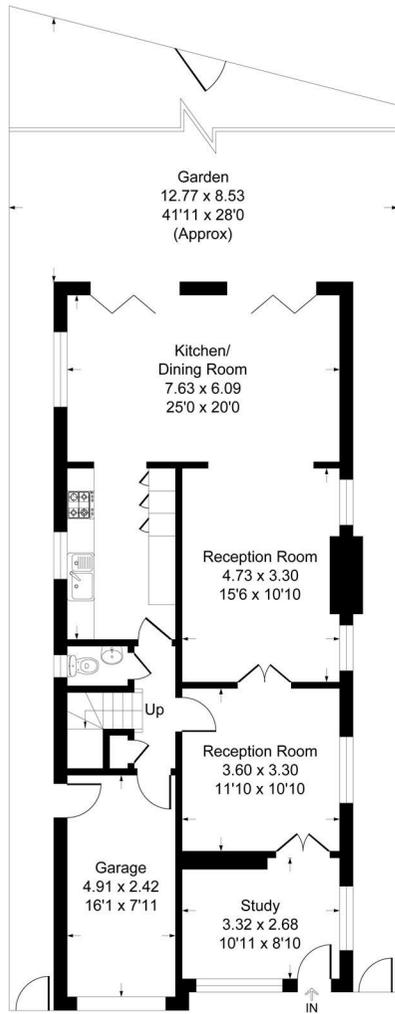
2



3



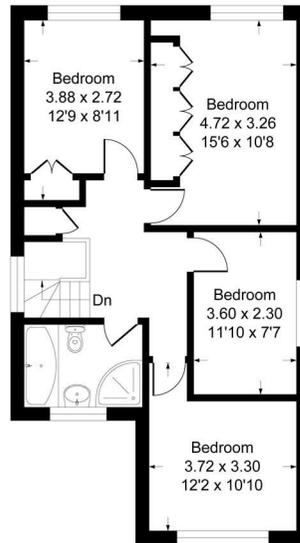




Ground Floor

Farley Road, CR6

Approximate Gross Internal Area
 142.1 sq m / 1530 sq ft
 Garage = 11.8 sq m / 128 sq ft
 Total = 153.9 sq m / 1658 sq ft



First Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
 Produced By Planpix



LOCAL AUTHORITY

TENURE
 Freehold

EPC RATING
 D

COUNCIL TAX BAND
 G

VIEWINGS
 By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements



OFFICE ADDRESS

1&2 The Grange
 Westerham
 Kent
 TN16 7AH

OFFICE DETAILS

01959 587 460
 infowh@sinclairhammelton