



**RAYNERS**  
TOWN & COUNTRY

**49 HOMEFIELD ROAD  
WARLINGHAM, SURREY, CR6 9HU**



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## WARLINGHAM, SURREY, CR6 9HU

GUIDE PRICE £750,000

Set on a desirable corner plot close to Warlingham village, local amenities, and the village green, this detached bungalow offers both comfort and versatility. The property features three spacious bedrooms and two bathrooms, complemented by a well proportioned kitchen. A generous lounge extends into a dining room, with glass double doors allowing the option to create two separate living spaces when desired. Whilst the property has been well maintained it would now benefit from some updating giving the incoming buyer the scope to make it their own.

Outside, the home benefits from a large double garage and well maintained gardens to the front and rear, providing space for outdoor relaxation and entertaining. With its practical layout, flexible living areas, and sought-after location, this bungalow is ideal for families or downsizers. Offered to the market with no onward chain. Viewing is highly recommended.









**Tenure: Freehold**

**Local Authority: Tandridge Council**

**Council Tax Band: G**

**EPC Rating: D**

**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

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