



Limpsfield Road, Warlingham, Surrey, CR6 9LG

**Pollard Machin**

estate agents since 1885

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Surrey  
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Monthly Rental Of £1,750

A beautifully presented 3-bedroom, 1-bathroom flat, conveniently situated above a Alexanders hairdresser on Limpsfield Road — right in the heart of Warlingham village. This flat combines comfort, convenience and charm, in a location that offers village-style living with excellent transport and amenities. Some of the main features of this flat are as follows:

- Three good-sized bedrooms
- Large open-plan living area and fully equipped kitchen — the modern kitchen comes with fridge/freezer, dishwasher, washing machine, hob and oven.
- Contemporary bathroom — fitted out to a high standard, providing everything needed for day-to-day living including bath tub with a shower fitting.
- Gas central heating throughout — ensuring the property is warm and cosy during the colder months.
- Light, airy and beautifully kept throughout

#### Location & Local Area:

This flat is located on Limpsfield Road, placing it right in the centre of Warlingham village.

- Village convenience: Warlingham Green — the village centre — offers a variety of local shops, cafés, bakeries, a pharmacy, a post office, and small supermarkets. Excellent for everyday essentials and local errands.
- Supermarket nearby: A large supermarket (Sainsbury's) is within easy reach for weekly food shops.
- Schools & community feel: The area has well-regarded primary and secondary schools nearby

#### Transport & Commuting:

Warlingham offers good transport links, striking a balance between village tranquillity and easy commuting:

- The village is served by two nearby railway stations: Upper Warlingham railway station and Whyteleafe South railway station — both within reach and offering regular services into London (including London Victoria and London Bridge).
- For those commuting by bus or needing local transport, there are regular bus services through the village to Croydon, Caterham and Redhill.
- For drivers: the local road network provides easy access to the surrounding area, and the proximity to main roads makes travelling to nearby towns or the motorway relatively straightforward.

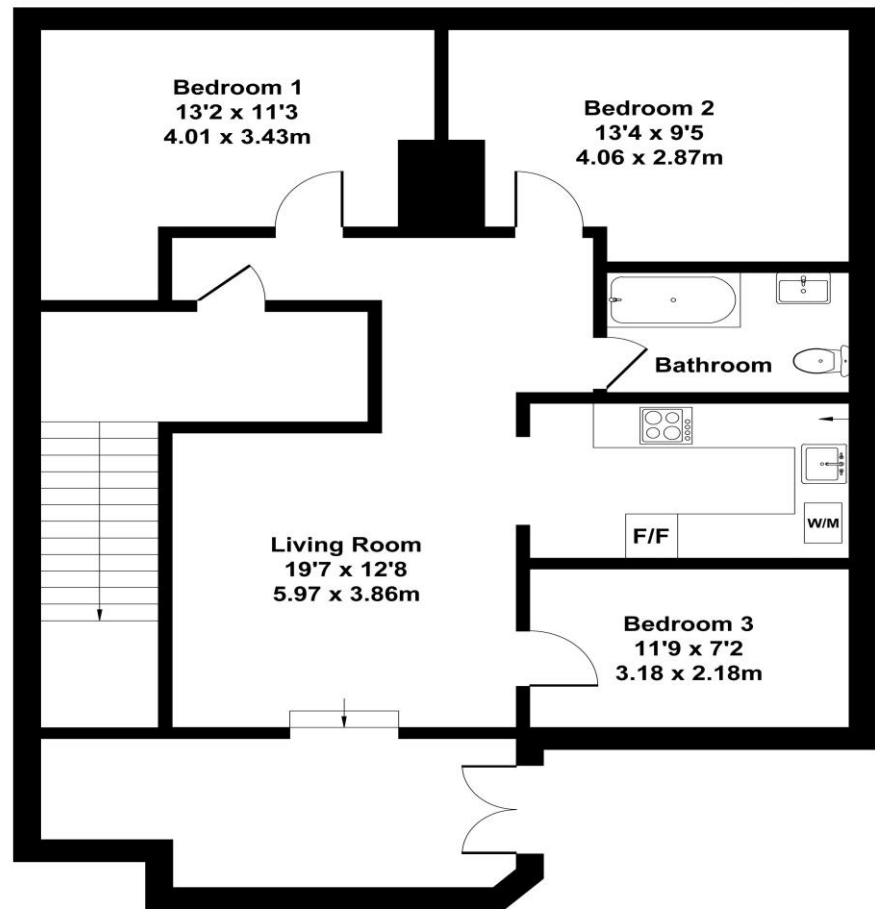
EPC Rating: C. Tandridge Council Tax Band: B. Deposit: £2019.



## Limpsfield Road

Approximate Gross Internal Area  
1056 sq ft - 98 sq m

Kitchen  
15'6 x 7'0  
4.72 x 2.13m



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

The Agents has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Viewings Strictly by Appointment Only**

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