


3 Leas Road, Warlingham, CR6 9LN

Guide price £425,000-£450,000

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MARRIOTT VERNON

# 3 Leas Road

## Warlingham, CR6 9LN

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Marriott Vernon present this stunning two double bedroom ground floor maisonette with driveway parking (EV charger) and private rear garden with side access and courtyard area to side, enviably situated in the heart of Warlingham Village. The property has been beautifully refurbished by the current owner, offering bright and spacious accommodation with stylish interiors and high quality finish throughout. Flowing living space creates the perfect blend of comfort and convenience, with features including an open plan reception/kitchen, luxury bathroom with underfloor heating, gas central heating (with new plumbing and 'Vaillant' boiler), fully re-wired, LVT flooring and double glazing. The property also benefits from share of the freehold with 995 year lease and no fixed annual charges.

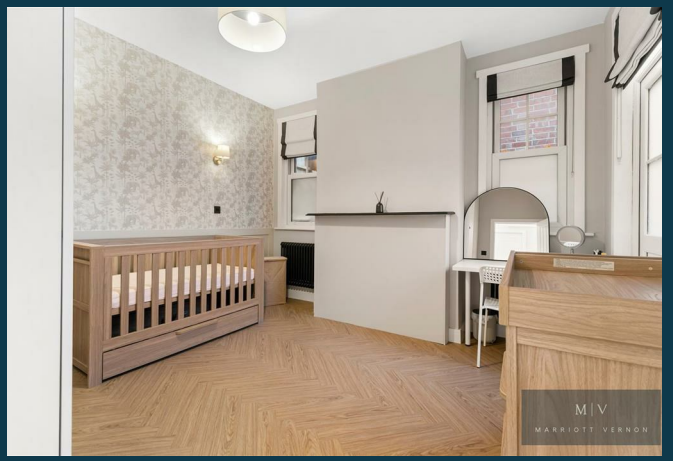
Comprising hallway with storage and utility cupboard with plumbing in place for WC, open plan kitchen/reception room with overhead skylight window and bi-fold doors spilling out onto the delightful porcelain tiled patio area and lawn. The kitchen area comprises a range of units with work surfaces incorporating inset sink unit, 'AEG' induction hob, electric oven and integrated 'Beko' fridge freezer and dishwasher. There are two double bedrooms, with bay window with window seat and inbuilt storage to the principal bedroom. A contemporary family bathroom completes the accommodation, with free-standing 'egg' bath, walk in shower with waterfall shower and vanity area with anti steam mirror with Bluetooth connectivity.

Enviably located close to Warlingham Village with a range of shops, pubs and cafes as well as bus routes and Upper Warlingham station just a short distance away, providing connections into Central London. The area is also well served by excellent schools.

In accordance with Section 21 of the Estate Agents Act 1979 we declare a personal interest whereby the vendor is a relative of a staff member of Marriott Vernon Estate Agents








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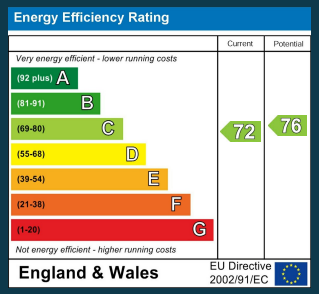

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## Floor Plans

## 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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