

**£650,000**

**Tower Place**

Warlingham, CR6 9PW

## PROPERTY SUMMARY

Built by national housebuilder Berkley Homes and set within the highly sought after Great park development this stunning 4 bedroom, three bathroom family home has been skillfully extended and occupies in excess of 1600 square feet, the property is set in 84 acres of beautifully maintained park-like grounds, to include woodland, lawns, tennis courts & flower borders within a private, secure community. For commuters, Upper Warlingham and Whyteleafe stations (Zone 6) provide direct services to London Bridge and Victoria. The M25 and M23 are both under five miles away, giving swift access to Gatwick, Heathrow and the wider motorway network. A range of excellent state and private schools are also nearby.

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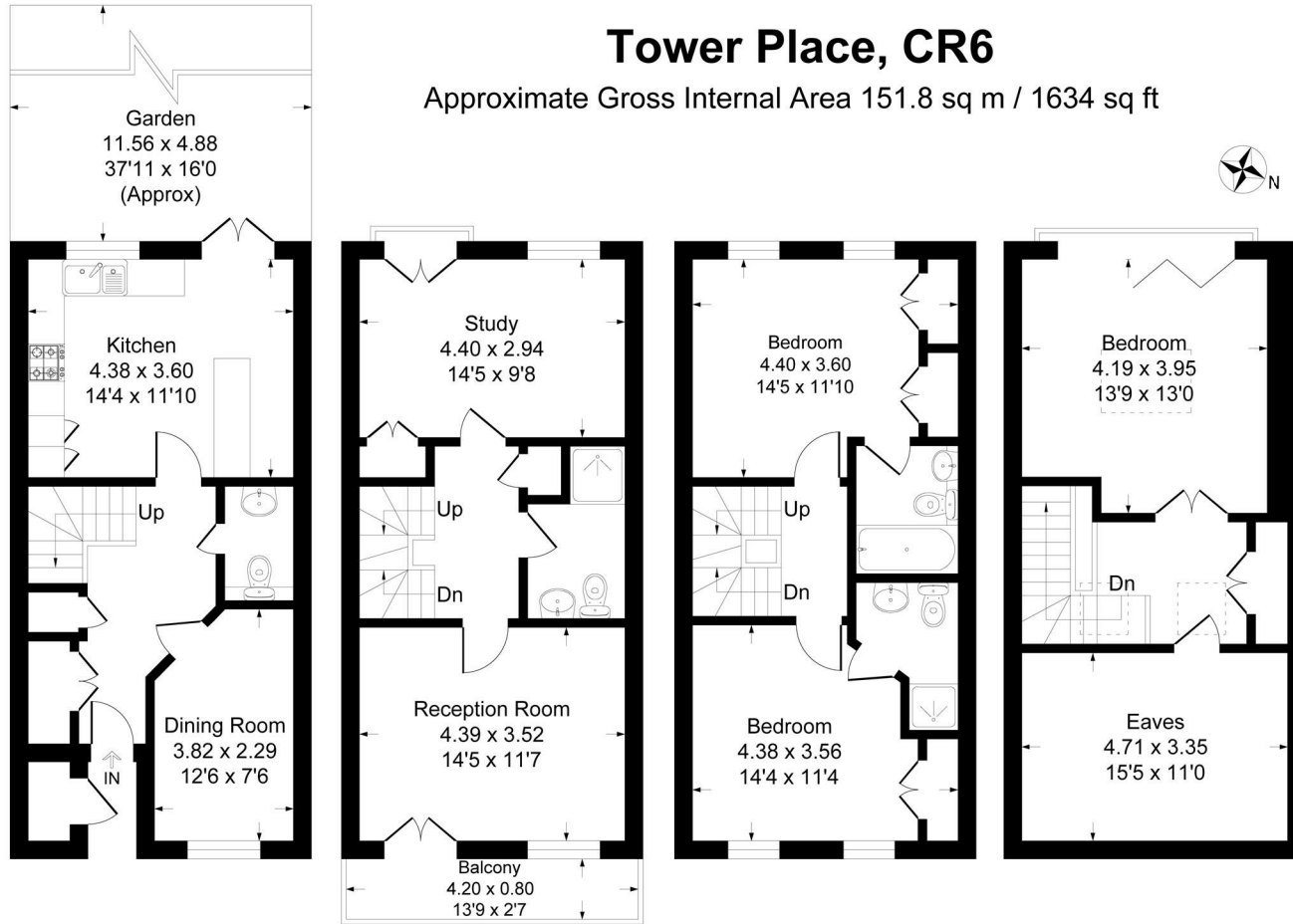
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# Tower Place, CR6

Approximate Gross Internal Area 151.8 sq m / 1634 sq ft



**LOCAL AUTHORITY**

**TENURE**  
Freehold

**EPC RATING**  
C

**COUNCIL TAX BAND**  
F

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	86
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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

**Ground Floor**

**First Floor**

**Second Floor**

**Third 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



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