



258 Farleigh Road, Warlingham - CR6 9EF

In Excess of £850,000





258 Farleigh Road

Warlingham

Beautifully presented 4-bed detached home with spacious living areas, large kitchen/breakfast room, stunning garden with pool, ample parking and garage. Over 2,200 sq ft of flexible accommodation.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Charming and well-presented four-bedroom detached home
- Spacious living room with bay window and wood burner
- Second reception room ideal as dining room or study
- Large kitchen/breakfast room with integrated appliances
- Utility/boot room and luxury ground-floor shower room
- Four generous double bedrooms, including main bedroom with dressing room
- Two beautifully appointed modern bathrooms
- Extensive driveway parking and large garage
- Stunning rear garden with patio, lawn and outdoor swimming pool



Park & Bailey are delighted to present this charming four-bedroom detached residence, offering over 2,200 sq ft of versatile family accommodation. This impressive home blends character features with modern comforts and must be viewed to be fully appreciated.

Upon entering, you are welcomed by a spacious hallway that sets the tone for the rest of this elegant home.

A dual-purpose living area featuring wooden flooring, an attractive square bay window, and a cosy wood burner. French doors provide direct access to the superb rear garden, allowing natural light to flow through this inviting room.

A beautifully presented second reception room, currently used as a study and sitting room. This space also benefits from wooden flooring and offers excellent flexibility for family needs.

A generous and well-planned space fitted with a wide range of cabinets, integrated double oven and hob, and room for a dishwasher and fridge/freezer. The adjoining breakfast area is wonderfully light with Velux windows and a door leading to the garden. This in turn leads to a Utility / Boot Room and a ground-floor shower room, ideal for busy family living.

A spacious landing offers additional versatility and could be used as a study or reading area.

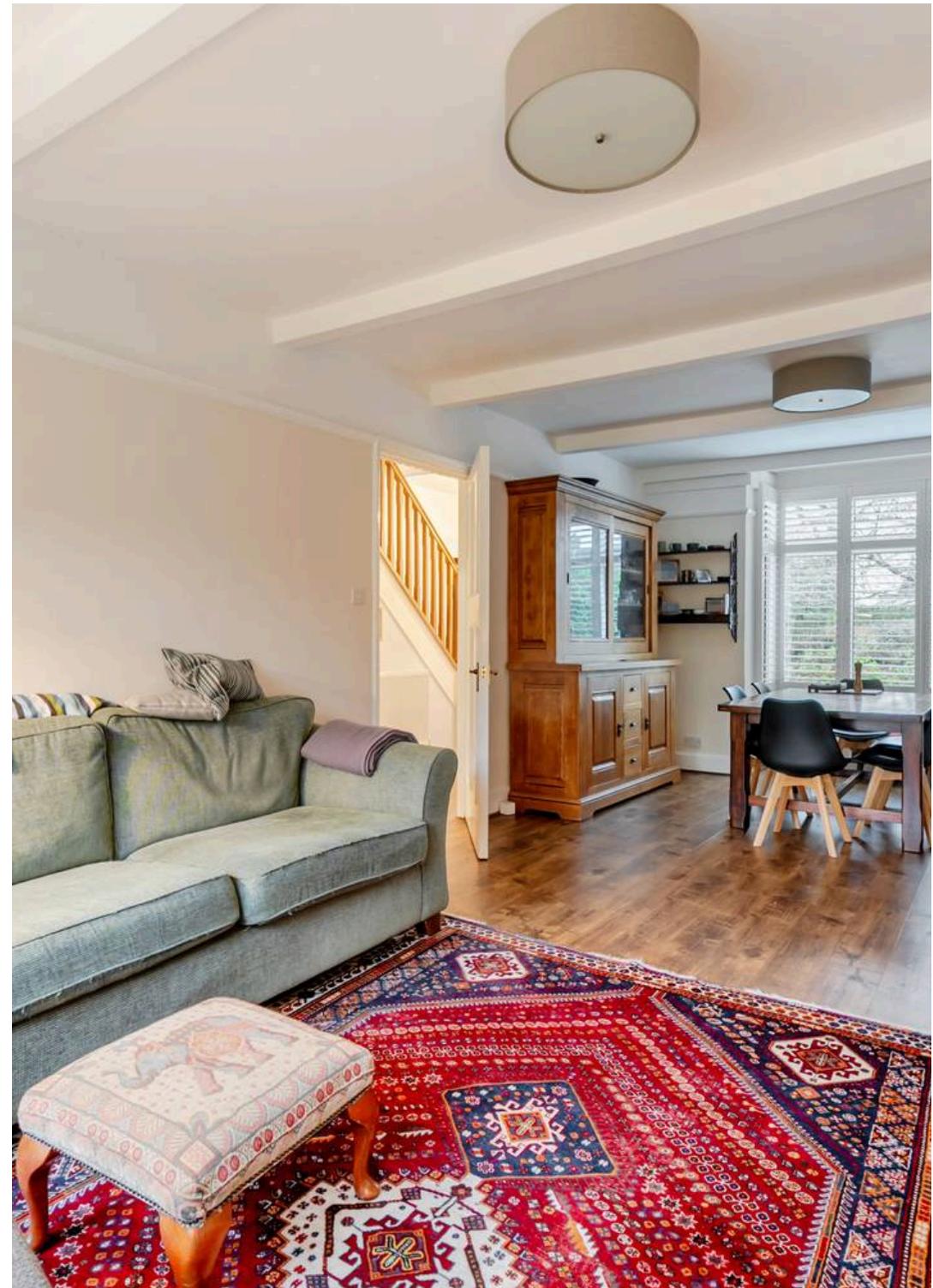
There are four double bedrooms, including an impressive Bedroom with a dedicated dressing room or study area.

Two beautifully appointed bathrooms serve the first floor one a full bathroom, the other a modern shower room both finished with stylish tiling and contemporary fittings.

A substantial driveway provides parking for numerous vehicles and leads to a very good-sized garage.

The magnificent rear garden is a true highlight of the home, offering an exceptional space for family living and entertaining. A generous patio area overlooks the outdoor swimming pool, while the expansive lawn is surrounded by mature shrubs, trees, and planting, creating a private and picturesque setting.

This wonderful home is ideally placed for a wide range of amenities and transport links. Nearby bus services provide access to Warlingham, Croydon and East Grinstead. The area offers excellent schooling options, including



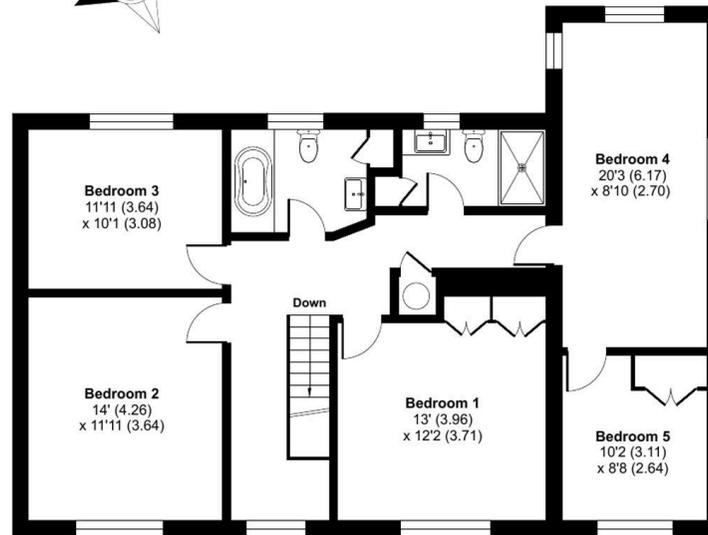
Farleigh Road, Warlingham, CR6

Approximate Area = 2141 sq ft / 198.9 sq m

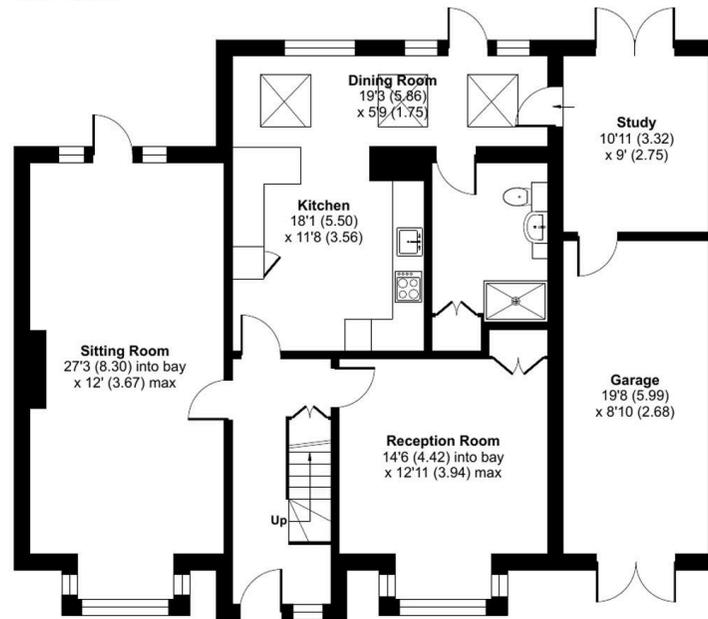
Garage = 175 sq ft / 16.2 sq m

Total = 2316 sq ft / 215.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Park & Bailey Warlingham

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