



3 Kooringa, Warlingham - CR6 9JP

Guide Price **£800,000**





3 Kooringa

Warlingham, Warlingham

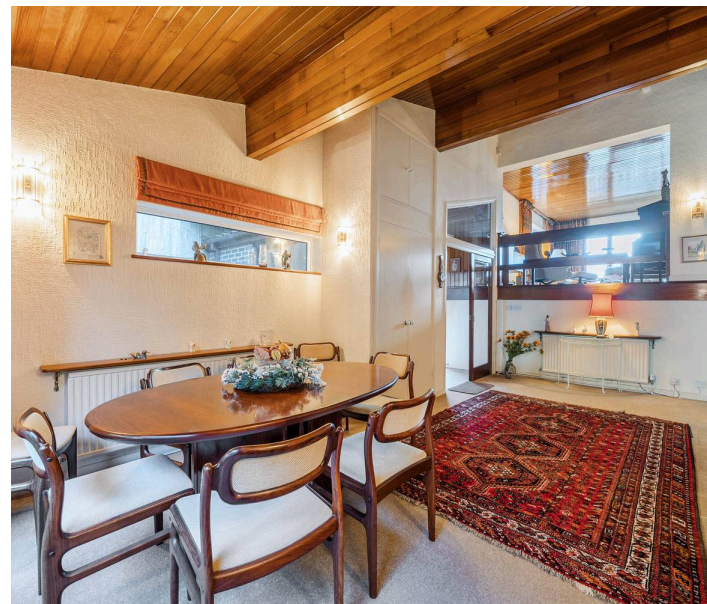
Four-bedroom detached split-level family home in a private close, offering spacious living, balcony with views, ensuite to the main bedroom, garage, parking and private gardens. Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- Four-bedroom detached split-level family home
- Situated in a highly sought-after private close
- Spacious open-plan dining/reception room
- Lounge with front-facing balcony
- Kitchen/breakfast room with separate utility room
- Principal bedroom with ensuite bathroom
- Three further bedrooms with fitted wardrobes



A generous and welcoming porch featuring patio doors to both the front and rear aspects, providing a light-filled entrance to the home.

Open-Plan Dining / Reception Room

A substantial open-plan space ideal for entertaining and family gatherings, with patio doors opening directly onto the rear garden. This level provides access to the kitchen/breakfast room and stairs to the lower floor and up to the open plan lounge.

Kitchen / Breakfast Room

Well-proportioned and practical, offering ample space for dining and everyday living.

Utility Room & Cloakroom

A useful utility room is located off the kitchen, along with a separate cloakroom fitted with a WC.

Steps lead up from the reception/dining room to:

Lounge

A bright and inviting lounge with access to a front-facing balcony, perfectly positioned to take advantage of the elevated outlook and views across the surrounding area.

Principal Bedroom

A spacious main bedroom on this level, benefiting from an ensuite bathroom.

Lower Level

The lower floor provides excellent additional accommodation comprising:

- **Two double bedrooms**, both with fitted wardrobes
- **A generous single bedroom**, also with fitted wardrobes
- **Family bathroom**, serving the remaining bedrooms

Outside

Front & Parking

To the front of the property is a detached double garage and off-street parking. Steps lead up through the front garden to the main entrance.

Gardens

The gardens extend to the side of the property and continue around to the rear, offering a variety of outdoor spaces for relaxation and entertaining.

This unique split-level home enjoys a prime position within a private close and offers



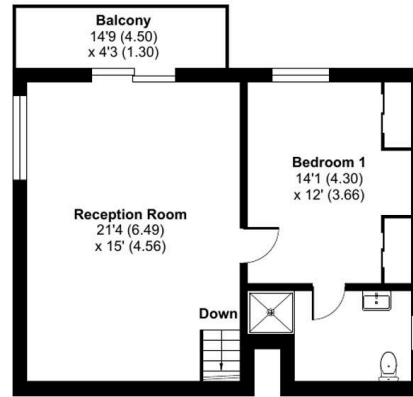
Kooringa, Warlingham, CR6

Approximate Area = 1841 sq ft / 171 sq m

Garage = 274 sq ft / 25.4 sq m

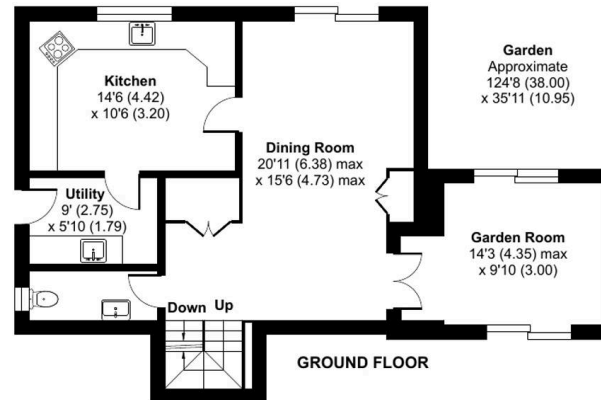
Total = 2115 sq ft / 196.4 sq m

For identification only - Not to scale



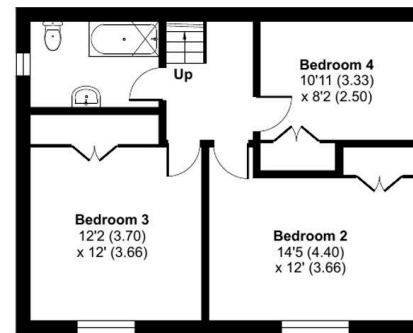
UPPER GROUND FLOOR

Garden
Approximate
21'2" (6.45)
x 16'5" (5.00)

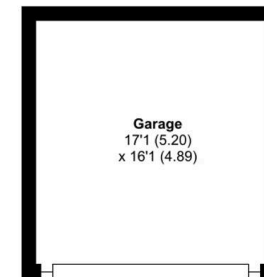


GROUND FLOOR

Garden
Approximate
124'8" (38.00)
x 35'11" (10.95)



LOWER GROUND FLOOR





Park & Bailey Warlingham

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