



2 Bedrooms | 1 Bathroom | 2 Reception Rooms  
Hamsey Green Gardens | Warlingham | CR6 9RS  
**£400,000**

LOFT

Hamsey Green Gardens |  
Warlingham | CR6 9RS  
£400,000

- Spacious mid-terrace home with double driveway

- Through lounge/diner with open plan kitchen space

- Double doors leading to the vast rear garden

- Two double bedrooms to the first floor

- Modern fully tiled bathroom with walk-in shower

- Only a 15 minute walk from the sought after Warlingham Green, with plenty of shops, restaurants and pubs

- Plenty of green spaces surrounding, including Hamsey Green, and great schools close by

## Ground Floor

### Hallway



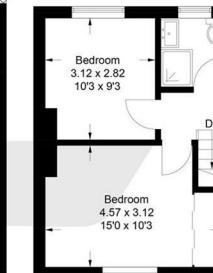
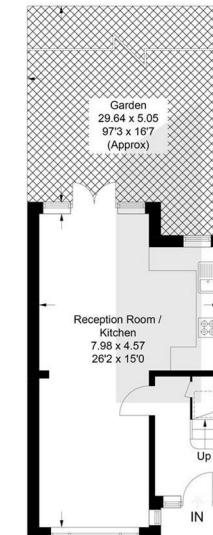
### Reception

### Room/Kitchen

26'2 x 15'0 (7.98m x 4.57m)



Hamsey Green Gardens, CR6  
Approximate Gross Internal Area = 63.3 sq m / 681 sq ft



### First Floor

### Landing

### Bedroom

15'0 x 10'3 (4.57m x 3.12m)



### Bedroom

10'3 x 9'3 (3.12m x 2.82m)

### Bathroom

### Outside

### Driveway

### Rear Garden

97'3 x 16'7 (29.64m x 5.05m)



EPC Rating: C

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