



8 Crowborough Close, Warlingham - CR6 9SP

In Excess of £525,000



8 Crowborough Close

Warlingham

Tucked away in a peaceful cul-de-sac, just moments from Sainsbury's and convenient bus routes, this extended four-bedroom semi-detached family home presents an excellent opportunity for buyers seeking space, flexibility, and a well-connected location.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Extended four-bedroom semi-detached family home
- Quiet cul-de-sac location close to Sainsbury's and public transport
- Lounge and separate dining room
- Rear extension with garden access
- Downstairs cloakroom
- Large driveway with off-street parking for multiple vehicles
- Single garage and front garden
- Private rear garden mainly laid to lawn
- Spacious and versatile accommodation throughout



Extended Four Bedroom Semi-Detached Family Home in Quiet Cul-de-Sac Location

The property offers well-proportioned accommodation throughout creating a spacious and comfortable family home.

The ground floor comprises an entrance hall leading to a bright lounge positioned at the front of the property, which opens into a separate dining area—ideal for family meals or entertaining. The kitchen flows into a rear extension that offers a utility room that enjoys direct access to the rear garden, creating a versatile layout suited to modern family living. A downstairs cloakroom adds further convenience.

Upstairs, the first floor offers three generous double bedrooms, with a good size single as well as a family bathroom.

Externally, the front of the property features a large driveway providing off-street parking for multiple vehicles, leading to a single garage. A further area of front garden is mainly laid to lawn. The rear garden is also mainly lawned and provides a private outdoor space ideal for children, pets, or outdoor entertaining.



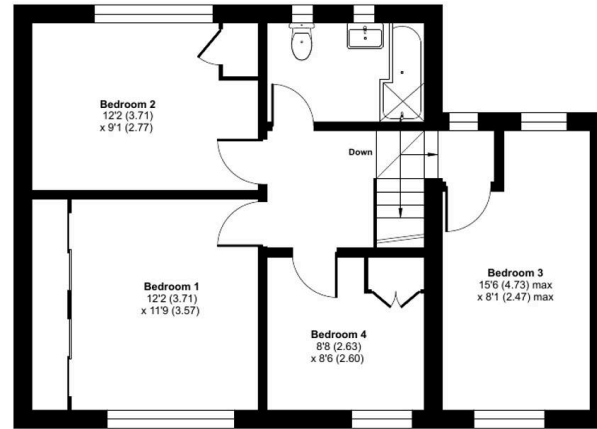
Crowborough Close, Warlingham, CR6

Approximate Area = 1171 sq ft / 108.7 sq m

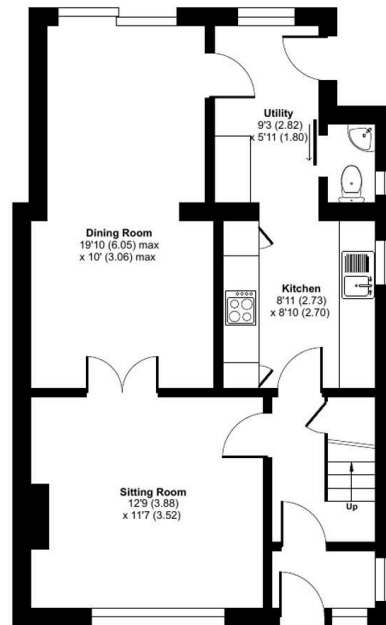
Garage = 194 sq ft / 18 sq m

Total = 1365 sq ft / 126.7 sq m

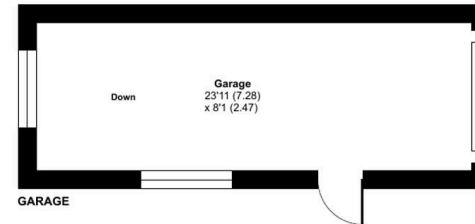
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



GARAGE



Park & Bailey Warlingham

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