



RAYNERS
TOWN & COUNTRY

**3 WARREN PARK
WARLINGHAM, SURREY, CR6 9LD**

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GUIDE PRICE £700,000

A beautifully presented three-bedroom semi-detached home, ideally located in the heart of Warlingham, just a short stroll from the village green with its charming selection of shops, cafés, and restaurants.

This delightful character property seamlessly blends period charm with modern living. The ground floor offers a stylish and contemporary kitchen/breakfast room, perfect for everyday family life, alongside two spacious and versatile reception rooms ideal for both relaxing and entertaining.

Upstairs, the property features three generously sized bedrooms and a well-appointed family bathroom, providing comfortable accommodation for families or those seeking additional space.

The home is well maintained throughout, creating a warm and inviting atmosphere ready to move straight into. Externally, there are attractive gardens to both the front and rear, offering excellent outdoor space for leisure and enjoyment.

Situated in a highly sought-after location, the property benefits from excellent local amenities and is within easy reach of well-regarded schools, making it an ideal choice for families.

Early viewing is highly recommended to fully appreciate all this charming home has to offer.







Tenure: Freehold

Local Authority: Tandridge Council

Council Tax Band: C

EPC Rating: D

VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT

www.raynersproperties.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. R772

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