



43 GRESHAM AVENUE, WARLINGHAM
SURREY, CR6 9DG

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A well-presented two-bedroom first floor maisonette offering spacious accommodation in a convenient and sought-after location. The property features two generous double bedrooms, a bright and comfortable lounge, a fitted kitchen, and a family bathroom.

One of the standout features is the large private rear garden, providing excellent outdoor space for relaxing, entertaining, or gardening. The property also benefits from three brick outbuildings and a private driveway to front.

Ideally situated just off Limpsfield Road, the property is within easy reach of Sainsbury's and regular bus services providing convenient access to Croydon and surrounding areas.

Additional benefits include a recently replaced roof, low maintenance charges, and a low ground rent, making this an ideal purchase for first-time buyers, investors, or those looking to downsize.

Tenure: Leasehold

Current charges are:

Ground rent- £10 per annum

Maintenance- £268.26 in 2025 plus building insurance through tandridge £241.37 per annum

Lease length- 130 years from October 1980- approx 83 remaining

Local Authority: Tandridge District council

EPC Rating: C

Council Tax Band: C

This information has been provided by the seller and will need to be verified through solicitors .



Total area: approx. 64.4 sq. metres (692.7 sq. feet)

SALES

2 GLEBE ROAD, WARLINGHAM, SURREY, CR6 9NJ

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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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