



14 Eglise Road, Warlingham – CR6 9SE

Guide Price £950,000





14 Eglise Road

Warlingham

Extended five bedroom detached family home in a sought-after Warlingham location, featuring a stunning open-plan kitchen/dining space, modern interiors, driveway, garage and level rear garden.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Extended five bedroom detached family home
- Highly regarded side road location close to Warlingham Village and primary school
- Impressive extended open-plan kitchen/dining/sitting room
- Ground floor bedroom/home office
- Luxury refitted family bathroom and ground floor shower room
- Lounge
- In-and-out driveway with garage
- Level rear garden with patio and large lawn



The accommodation is arranged over two floors and briefly comprises a bright and spacious extended entrance hall with useful understairs storage. Off the entrance hall is a versatile ground floor bedroom, ideal for use as a playroom, home office or bedroom, featuring a double-glazed window to the front. The lounge is a warm and inviting room with a double-glazed window to the front and an attractive fireplace, providing a cosy retreat.

The heart of the home is the stunning extended open-plan kitchen/dining and sitting area. The kitchen has been fitted with an extensive range of base and eye-level units complemented by granite work surfaces, a large central island with matching granite worktop, and an array of integrated appliances. Bi-folding doors open directly onto the rear garden, while three Velux windows flood the space with natural light. The kitchen flows seamlessly into the dining area and sitting area, which features a wood-burning stove, creating a fantastic space for both everyday living and entertaining.

Located off the kitchen is a separate utility room providing space and plumbing for a washing machine, tumble dryer and dishwasher. A door from the utility room leads to a ground floor shower room. Further ground floor bedroom or home office with window overlooking the rear garden.

To the first floor, the principal bedroom benefits from fitted wardrobes. There are two further well-proportioned bedrooms, along with a luxury refitted family bathroom comprising a freestanding bath, separate shower cubicle, low-level WC and a vanity unit with drawer storage.

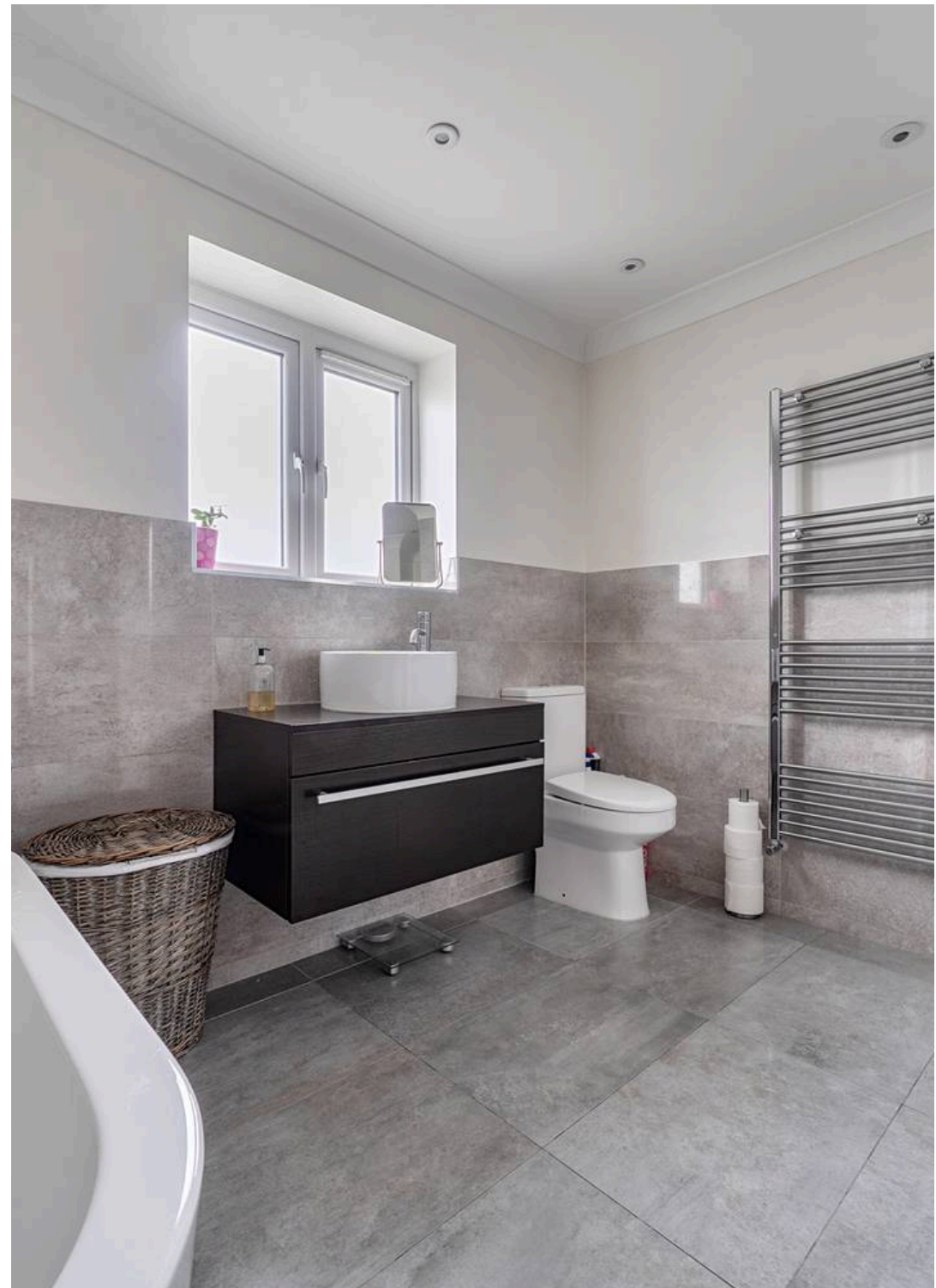
Outside

To the front of the property is an attractive in-and-out driveway providing ample off-street parking and access to the garage. The rear garden features a large paved patio area, ideal for outdoor entertaining, leading to the remainder of the garden which is laid to level lawn.

Location

The property is ideally situated within easy reach of Warlingham Village, offering a range of local amenities, as well as the highly regarded primary school, making this an excellent choice for families.

As part of our provision, we may offer ancillary services to assist with your transaction. With your consent we will refer your details to a select group of providers. There is no obligation to provide your consent, or to uptake any of



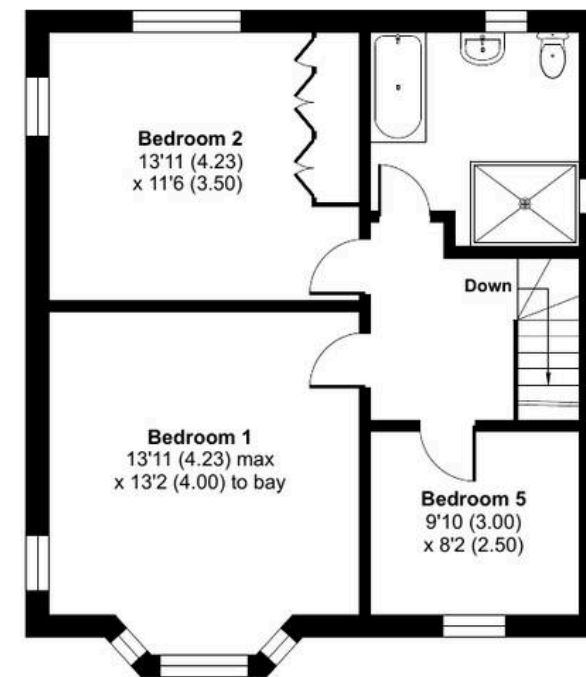
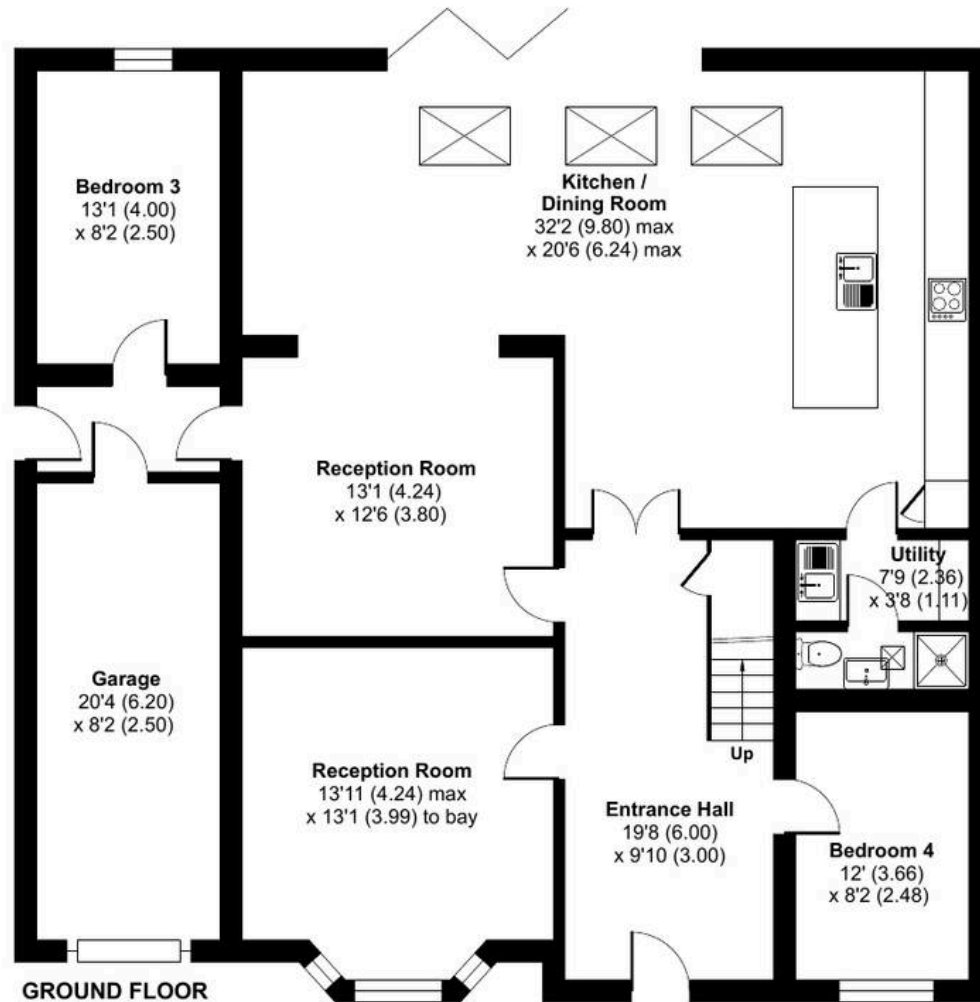
Eglise Road, Warlingham, CR6

Approximate Area = 2101 sq ft / 195.1 sq m

Garage = 168 sq ft / 15.6 sq m

Total = 2269 sq ft / 210.7 sq m

For identification only - Not to scale





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