



Southview Road, Warlingham, CR6

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The one with the views... this beautifully maintained detached home is tucked away on a private no-through road in Warlingham. Just under 2,000 sq. ft. with raised decking, detached double garage and four bedrooms, all within walking distance of two mainline stations.



Key Features

- Private no-through road
- Parking and garage
- Beautiful views in a sunny position
- Four bedrooms
- Two bathrooms
- Master bedroom with en-suite and walk in wardrobe
- Kitchen breakfast room
- Large lounge diner
- Terrace and decking areas
- Spacious entrance hall









Tucked away on a quiet private road in Warlingham, this beautifully maintained and thoughtfully updated detached home combines cottage-style charm with spacious, practical living and stunning views across Manor Park to the South West and Woldingham to the South East.

At just under 2,000 sq. ft., the property offers a wonderful balance of character, light and flexibility, with a layout perfectly suited to modern living.

The spacious entrance hall creates an immediate sense of arrival and leads through to the impressive lounge diner, a bright and welcoming space designed to make the very most of the outlook. Doors open directly onto the elevated decked terrace, where the views across the greenery beyond become a real focal point of the home.

The outside space is equally enjoyable, benefiting from all-day sunshine across the terrace, decking and garden areas, creating ideal spaces for entertaining, relaxing or simply enjoying the peaceful surroundings.

The kitchen breakfast room provides generous everyday living space and is complemented by a useful utility lean-to area.

Upstairs, the property offers four well-proportioned bedrooms, additional storage and two bathrooms, allowing flexibility for family life, guests or home working.





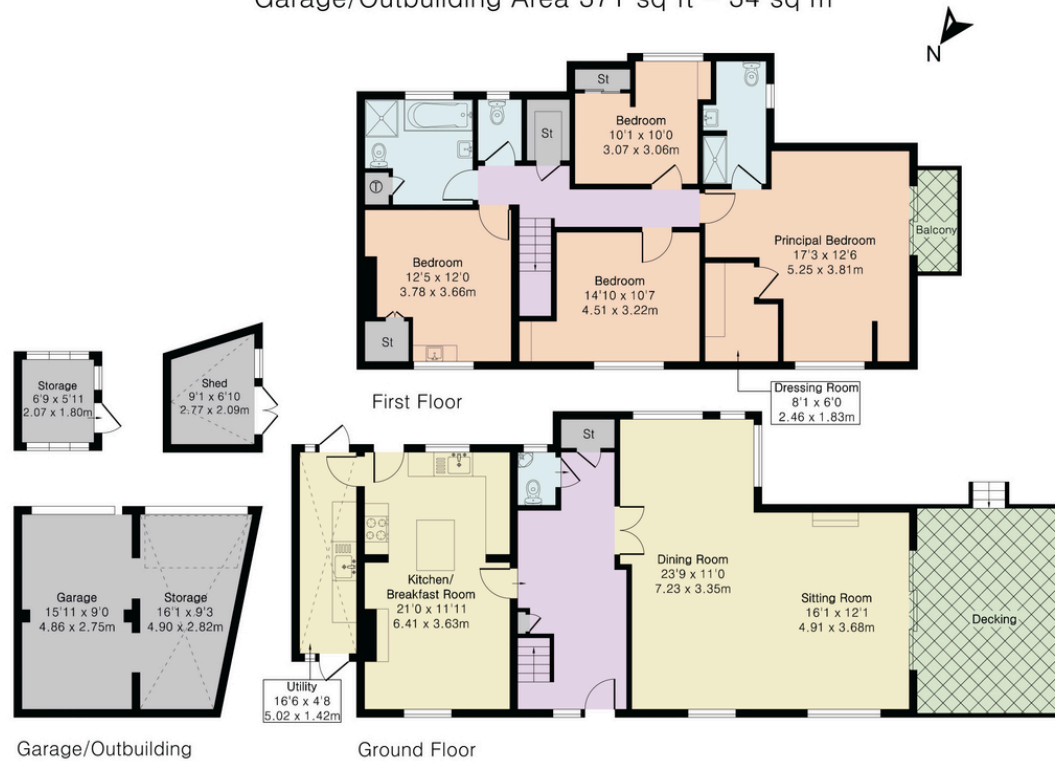


**Approximate Gross Internal Area 1960 sq ft - 183 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 1007 sq ft – 94 sq m

First Floor Area 953 sq ft – 89 sq m

Garage/Outbuilding Area 371 sq ft – 34 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



THE AGENCY UK

Tenure Type:

Council Tax Band:

Council Authority:

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