



**68 Farleigh Road, Warlingham - CR6 9ED**

Guide Price **£585,000**





## 68 Farleigh Road

Warlingham

Park & Bailey are delighted to present this spacious and versatile two bedroom detached chalet bungalow with a further 3 rooms in the loft space, situated in the sought-after location of Farleigh Road, Warlingham.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E



**Park & Bailey are delighted to present this spacious and versatile 2 bedroom detached chalet bungalow with a further 3 loft rooms on the first floor, situated in the sought-after location of Farleigh Road, Warlingham.**

As you step inside, you're welcomed by a bright entrance hall providing access to a modern ground floor bathroom, complete with a separate shower. Leading off the hallway are two generously sized double bedrooms, both benefiting from built-in storage.

The well-appointed kitchen flows through to a spacious open-plan lounge and dining area, with doors opening out to the rear garden – perfect for relaxing or entertaining.

Upstairs, the property offers three further rooms – providing plenty of flexible living space for families or those needing a home office.

Externally, the rear garden is level and well maintained, with the added benefit of a hardstanding area, ideal for a greenhouse or garden shed. The front garden is equally attractive and level, offering off-street parking.

Location: Warlingham is a charming and well-connected village on the edge of the Surrey Hills, offering a blend of countryside living with excellent access to local amenities. The area boasts reputable schools, independent shops, pubs, and eateries, along with great transport links to London via nearby Whyteleafe and Upper Warlingham stations.



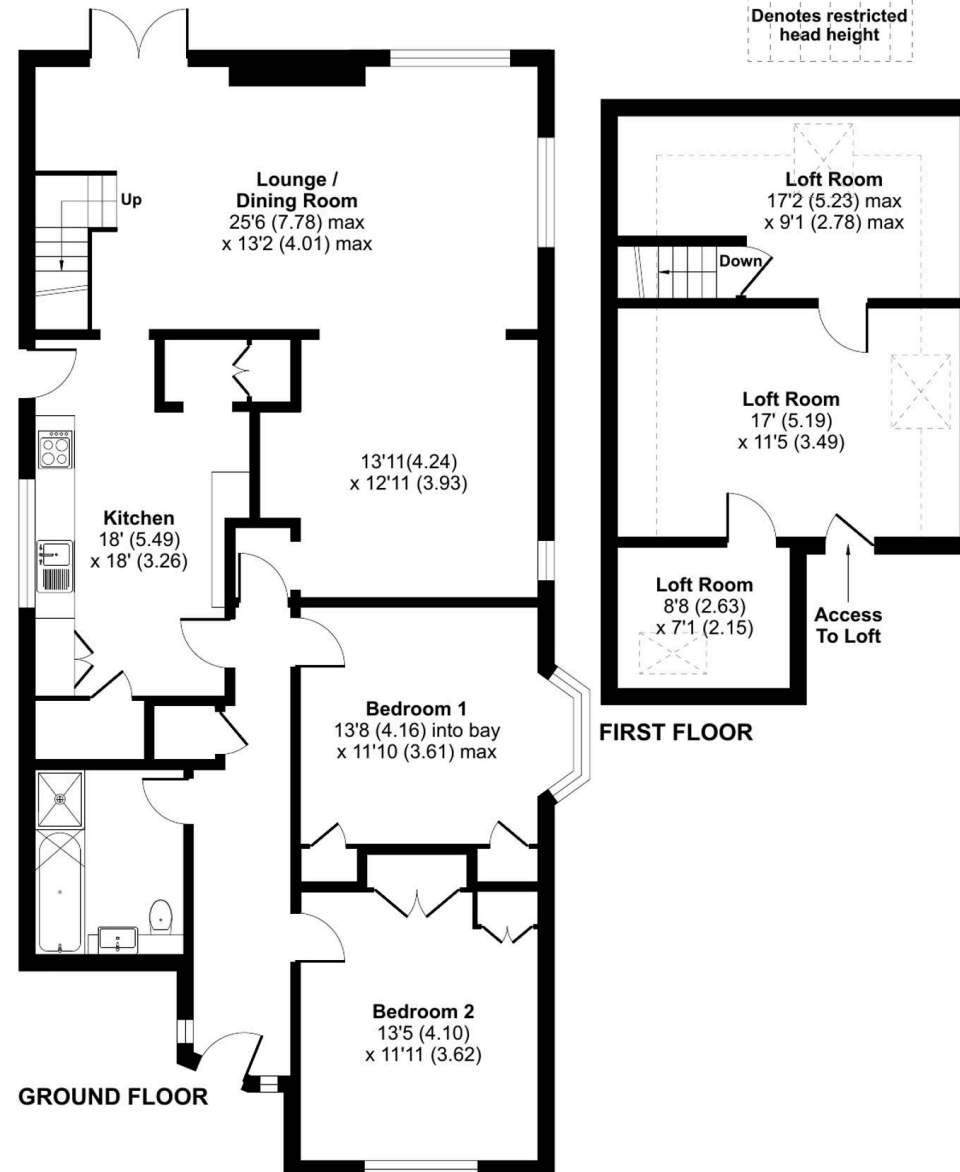
# Farleigh Road, Warlingham, CR6

Approximate Area = 1594 sq ft / 148.1 sq m

Limited Use Area(s) = 110 sq ft / 10.2 sq m

Total = 1704 sq ft / 158.3 sq m

For identification only - Not to scale





## Park & Bailey Warlingham

Park & Bailey, 426 Limpsfield Road - CR6 9LA

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