

1 Eglise Road, Warlingham - CR6 9SE

£750,000

PARK & BAILEY







1 Eglise Road

Warlingham

A spacious four-bedroom detached chalet bungalow with two generous reception rooms, flexible ground-floor accommodation, study area, ensuite principal bedroom and attractive rear garden.
Council Tax band: G

Tenure: Freehold

- Spacious four-bedroom detached chalet bungalow
- Two generous double-aspect reception rooms
- Flexible ground-floor bedroom accommodation
- Three ground-floor bedrooms/study
- Fitted kitchen with quartz work surfaces and built-in appliances
- Principal bedroom with fitted wardrobes and large ensuite bathroom
- First-floor study area with built-in eaves storage
- Large double garage and workshop

Park & Bailey are pleased to offer to the market this spacious four-bedroom detached chalet bungalow, situated in a sought-after location within easy reach of Warlingham Village and its excellent range of local amenities.

The property offers particularly versatile accommodation arranged over two floors, with the added benefit of two generous reception rooms and flexible ground-floor bedrooms, making it ideally suited to a variety of family requirements.

A double-glazed porch opens into a spacious L-shaped entrance hall, which provides access to the principal ground-floor accommodation and benefits from a useful downstairs cloakroom.

The main reception room is a particularly impressive double-aspect space, with a window overlooking the front and double-glazed sliding patio doors opening directly onto the rear garden. The room provides an excellent space for both formal entertaining and relaxed family living.

Located off the reception room are two generous double bedrooms, both benefiting from fitted wardrobes, with a central shower room. This arrangement offers considerable flexibility and could, if required, be utilised as a principal ground-floor bedroom suite, with one room providing a bedroom, the second a dressing room, and the central shower room serving as an ensuite.

There is a further ground-floor bedroom, which could equally be utilised as a study or home office depending upon the purchaser's requirements.

The kitchen overlooks the rear garden and is fitted with a range of units, quartz work surfaces and a selection of built-in appliances. A useful utility area is positioned alongside the kitchen and benefits from a door providing direct access to the garden.

Adjacent to the kitchen is a second spacious double-aspect reception room, with a window to the front and sliding patio doors opening onto the rear garden. This versatile room could be used as a dining room, family room or additional sitting room.

Stairs rise to the first-floor landing, where there is a useful study area with built-in eaves storage, providing an excellent dedicated workspace.

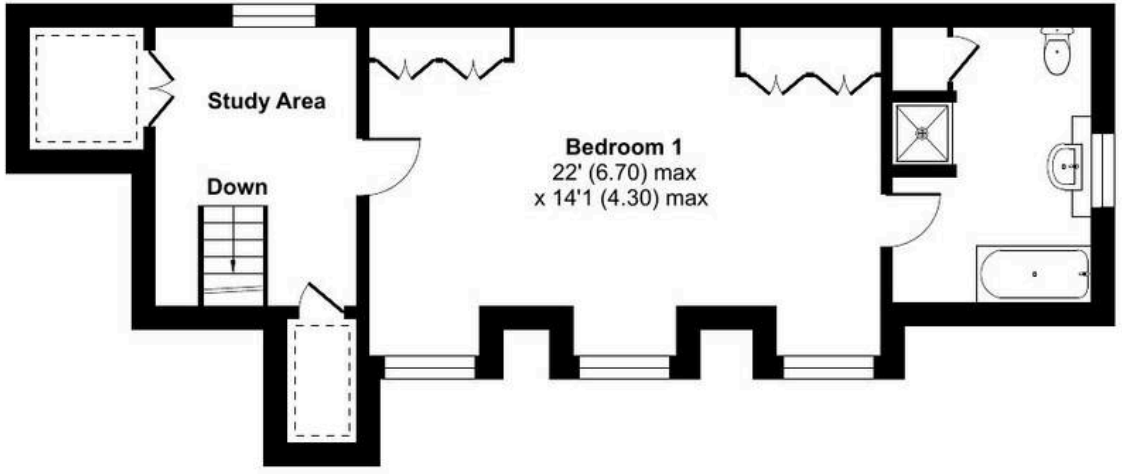
The principal bedroom is a spacious room with fitted wardrobes and benefits from a large ensuite bathroom. The bathroom is fitted with a bath and separate shower, providing a comfortable and well-appointed principal suite.



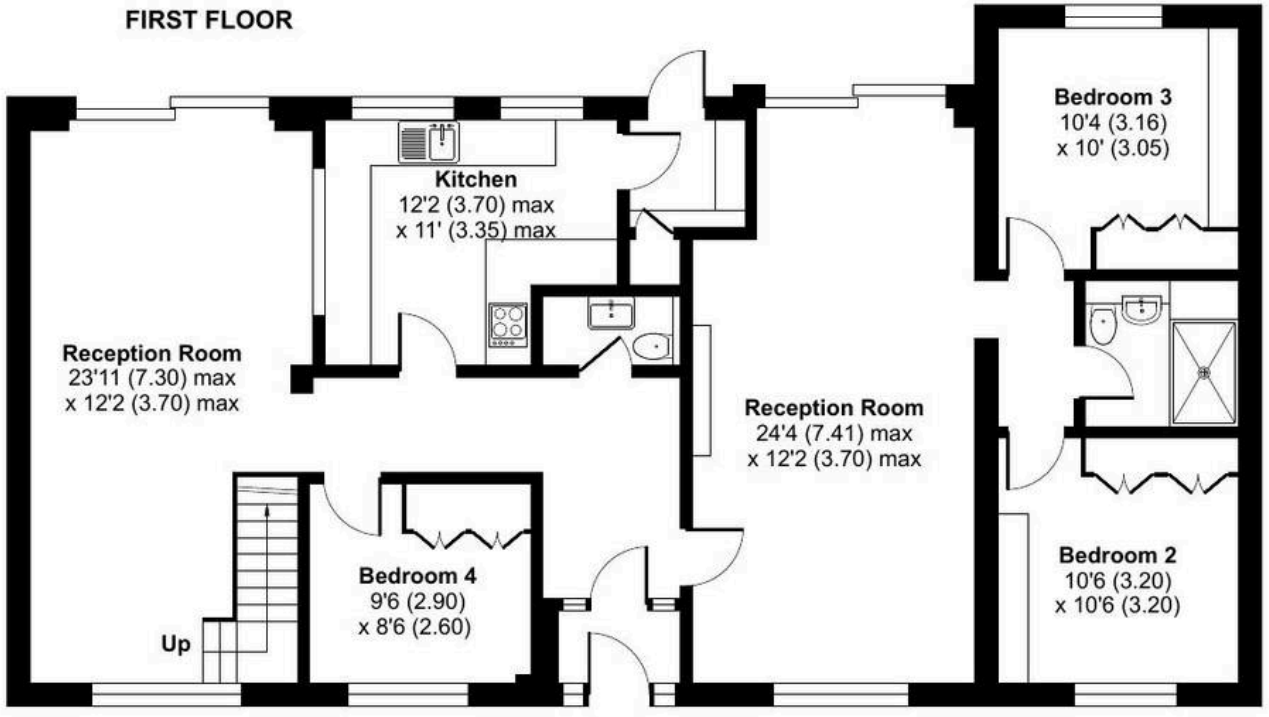
Eglise Road, Warlingham, CR6

Approximate Area = 1805 sq ft / 167.6 sq m
Limited Use Area(s) = 47 sq ft / 4.3 sq m
Garage = 559 sq ft / 51.9 sq m
Total = 2411 sq ft / 223.8 sq m
For identification only - Not to scale

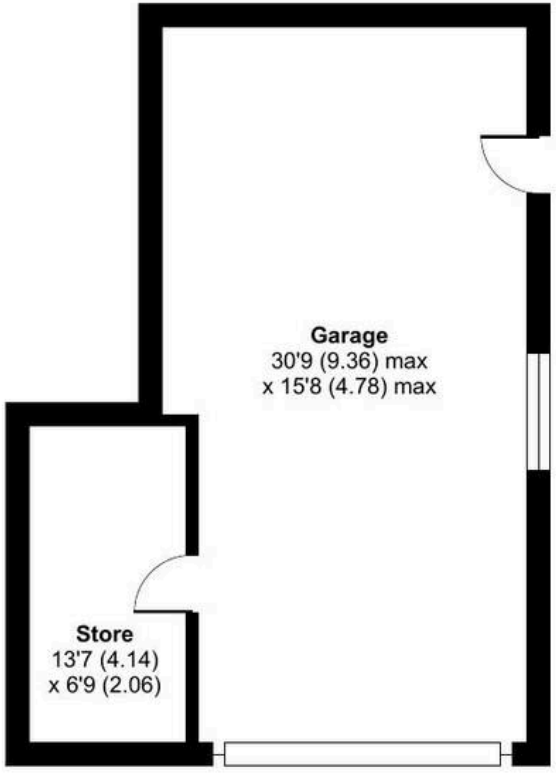
Denotes restricted head height



FIRST FLOOR



GROUND FLOOR



GARAGE

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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Park & Bailey Warlingham

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