EST 1973
Paul Meakin
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Approximate total area(1)

1617 ft²
150.3 m²

Reduced headroom

10 ft²
0.9 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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£700,000 Shelton Avenue, Warlingham, CR6 9NE





PRICE RANGE £700,000 - £725,000

A stunning four-bedroom link detached family home, ideally located just a stone's throw from Warlingham Green.

This beautifully presented home offers spacious and versatile accommodation throughout, perfect for modern family living. The heart of the property is the impressive open plan kitchen/living/dining area, featuring bi-fold doors that open directly onto the patio and garden—ideal for entertaining and indoor-outdoor living.

The ground floor also benefits from a separate reception room and a convenient downstairs WC. A garage is also available, as well as parking on the private driveway.

On the first floor, there are three well-proportioned bedrooms, including one with its own en-suite, along with a stylish and spacious four-piece family bathroom.

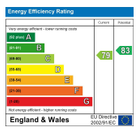
The second floor is dedicated to the generous principal bedroom suite, complete with a large en-suite bathroom featuring both a bath and a separate shower.

Warlingham Green is just moments away and offers a charming village atmosphere with a selection of shops, coffee bars, hairdressers, and traditional pubs. The area is well served by the frequent 403 bus route, providing easy access to Sanderstead and Croydon. For commuters, nearby mainline stations at Upper Warlingham, Whyteleafe, and Caterham offer direct links into central London. The property is also ideally situated for a range of highly regarded state and private schools.









TAX BAND: F

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

sanderstead@paulmeakin.co.uk | 020 8657 5000 | www.paulmeakin.co.uk

- WATCH Marketing Video!
- Well presented Four-bedroom link detached family home
- Prime location moments from Warlingham Green
- Spacious open plan kitchen/living/dining area
- Bi-fold doors opening onto patio and garden
- Separate reception room & Downstairs WC
- Three first-floor bedrooms, one with en-suite
- Modern four-piece family bathroom
- Top floor principal suite with large en-suite
- A stones throw from local amenities and transport links





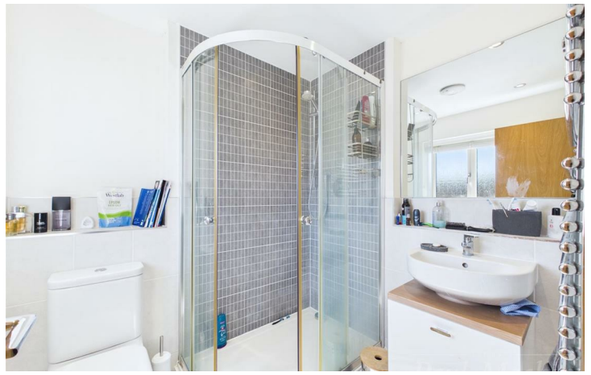


























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