



PARK &
BAILEY



1 Chelsham Mews

Warlingham

Two bedroom mews house in a quiet yet convenient location near Sainsbury's and bus routes. Open-plan living, two double bedrooms, bathroom, and two allocated parking spaces. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Mews House
- Lounge/Dining Room
- Kitchen
- Two Double Bedrooms
- First Floor Bathroom
- Two Allocated Parking Spaces



Tucked-Away Two Bedroom Mews House in Convenient Location

This well-presented **two-bedroom mews house** is situated in a **tucked-away position**, yet ideally located within easy reach of Sainsbury's supermarket and local bus routes, offering both peace and convenience.

The accommodation is well proportioned and arranged over two floors, comprising:

Ground Floor:

- A spacious **open-plan L-shaped lounge/dining room**, with a large window to the front aspect allowing for plenty of natural light
- A separate **kitchen**, accessed directly from the lounge, fitted with a range of wall and base units

First Floor:

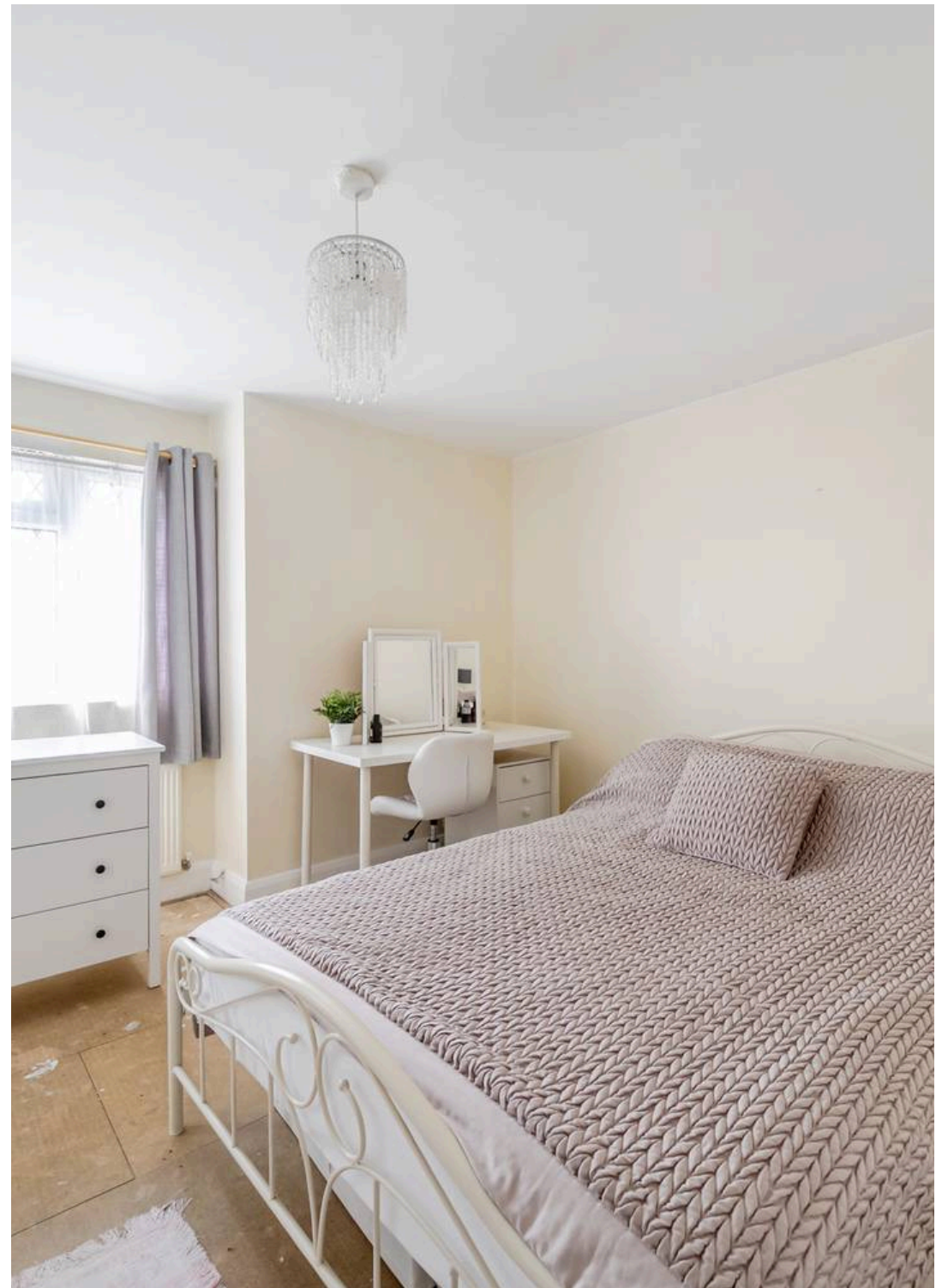
- **Landing area** with a generous built-in storage cupboard
- **Two double bedrooms**, both well-sized and offering ample space for furnishings
- **Family bathroom**, with a white suite comprising bath with shower over, wash hand basin, and WC

Outside:

- The property benefits from **two allocated parking spaces**, conveniently located nearby

This mews house represents a fantastic opportunity for first-time buyers, investors or those looking to downsize, offering a **low-maintenance home in a highly accessible location**.

Viewing is highly recommended through Park & Bailey.

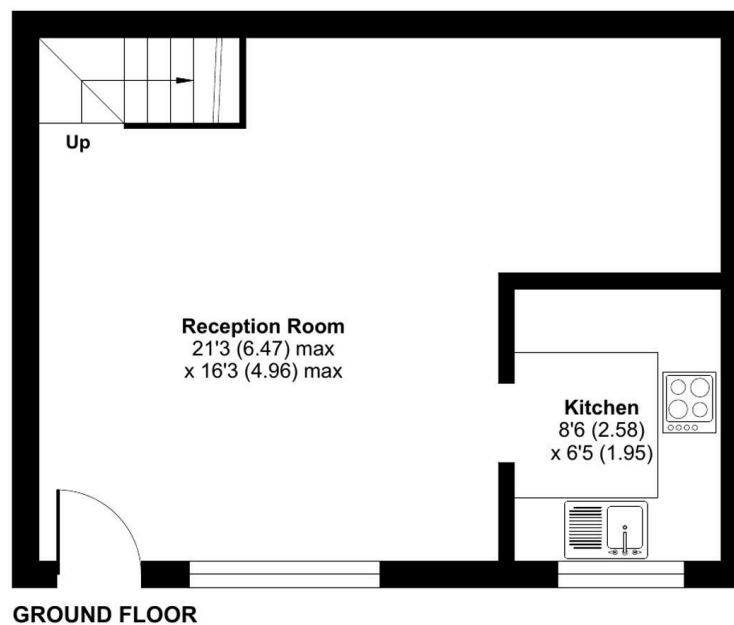
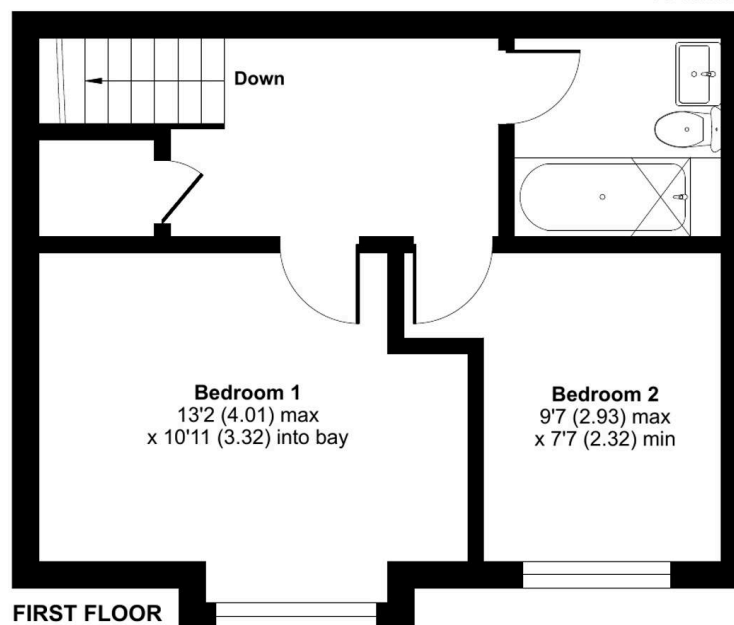




Limpsfield Road, Warlingham, CR6

Approximate Area = 698 sq ft / 64.8 sq m

For identification only - Not to scale





Park & Bailey Warlingham

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