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Gresham Avenue, WARLINGHAM CR6 9DG



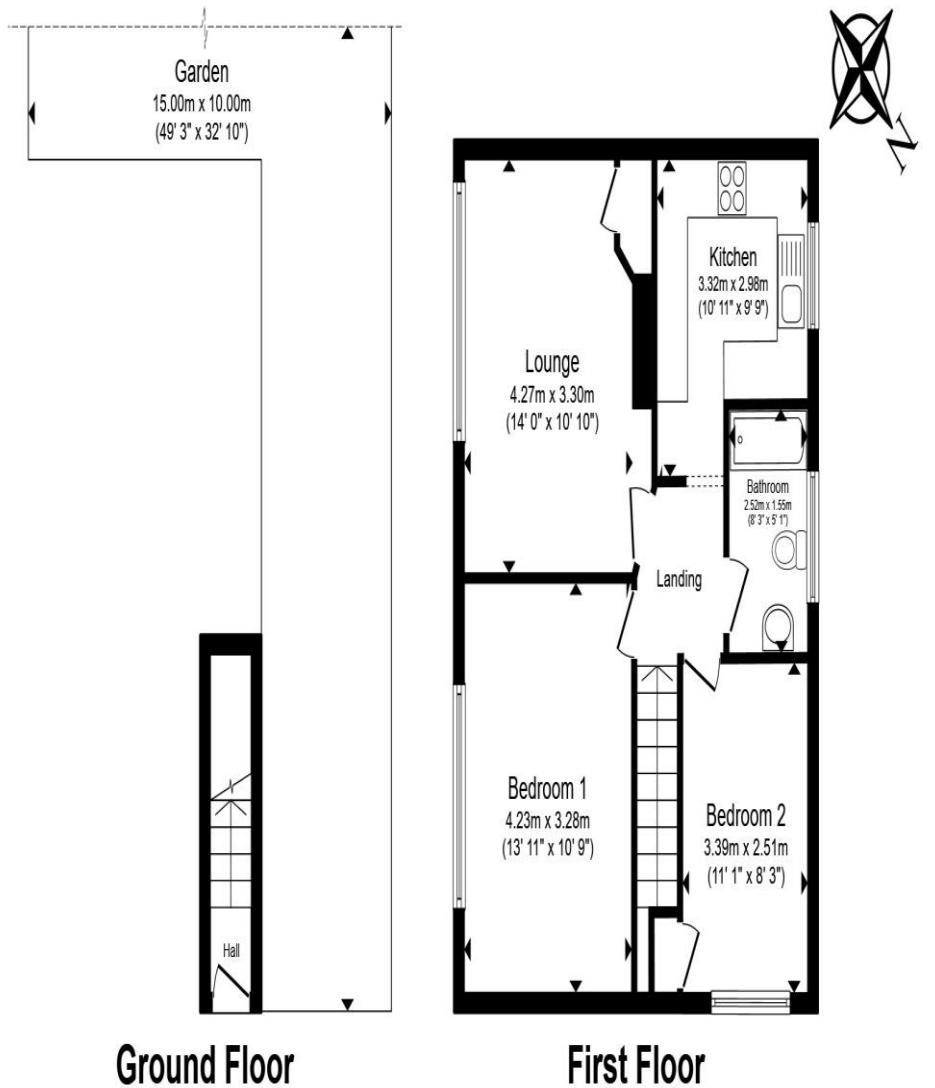
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**welcome to
Gresham Avenue, WARLINGHAM**

Located on the first floor, this property comes with a generous private garden.

This well-presented first floor maisonette is set heart of Warlingham, offering comfortable and well-balanced accommodation. The property features two generously sized double bedrooms, a family bathroom, and a bright lounge/diner that provides an inviting space for both relaxing and entertaining. A separate kitchen adds practicality and definition to the layout, while the private garden offers valuable outdoor space ideal for enjoying warmer months or light gardening.





Total floor area 60.6 m² (653 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Gresham Avenue is a quiet and attractive residential road, well regarded for its peaceful surroundings while remaining conveniently close to Warlingham village, where a range of local shops, cafés and everyday amenities can be found and the area is well served by reputable schools. With open green spaces and countryside walks close by, this location combines suburban tranquillity with everyday convenience.

welcome to

Gresham Avenue, WARLINGHAM

- First Floor Maisonette
- Two Double Bedrooms
- Family Bathroom
- Lounge/Diner
- Separate Kitchen

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 500.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 130 years from 01 Oct 1980. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£350,000



view this property online barnardmarcus.co.uk/Property/SAN107886

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
SAN107886 - 0003

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