



256 Hillbury Road, Warlingham - CR6 9TP

Guide Price **£795,000**





256 Hillbury Road

Warlingham

A charming 4 bedroom detached chalet set on a generous, secluded plot. With mature gardens, spacious living and scope to extend, this is a rare opportunity to create a bespoke family home.

Prime Warlingham Location | Generous Secluded Plot | Tremendous Potential for Modernisation & Extension

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Detached Chalet Style House
- Four Double Bedrooms
- L shaped Lounge/Dining Room
- Two Garages
- Large Level Plot
- Potential for Extension



Situated just a short walk from Warlingham Village, this **four bedroom detached chalet-style property** occupies a generous plot and is set well back from the road, approached via a long driveway. Offering spacious and versatile accommodation, the home has been well maintained over the years but provides excellent scope for updating and extending (subject to the usual consents) to create a truly bespoke family residence.

Accommodation

- Spacious Entrance Hall with downstairs WC
- Bright and airy L-shaped Reception Room with large bay window overlooking the rear garden
- Kitchen with potential to open into the Dining Area to create a larger kitchen/diner
- Ground Floor: Two double bedrooms
- First Floor: Two double bedrooms with fitted wardrobes and a Family Bathroom with corner bath and separate shower

Outside

The property sits within a **large, level and mature plot** with beautifully maintained gardens that offer excellent privacy and seclusion. A long driveway provides ample off-street parking and leads to the front of the house and two garages. The gardens, well stocked with shrubs and trees, provide a peaceful retreat and plenty of space for family enjoyment.

Key Features

- Detached chalet-style home
- Four double bedrooms
- Large, mature and secluded gardens
- Scope to extend and modernise
- Two garages and off street parking
- Sought after location close to Warlingham Village

This is a rare opportunity to secure a home in such a desirable location with so much potential for improvement. **Internal viewing is highly recommended to appreciate the space and possibilities this property has to offer.**



Hillbury Road, Warlingham, CR6

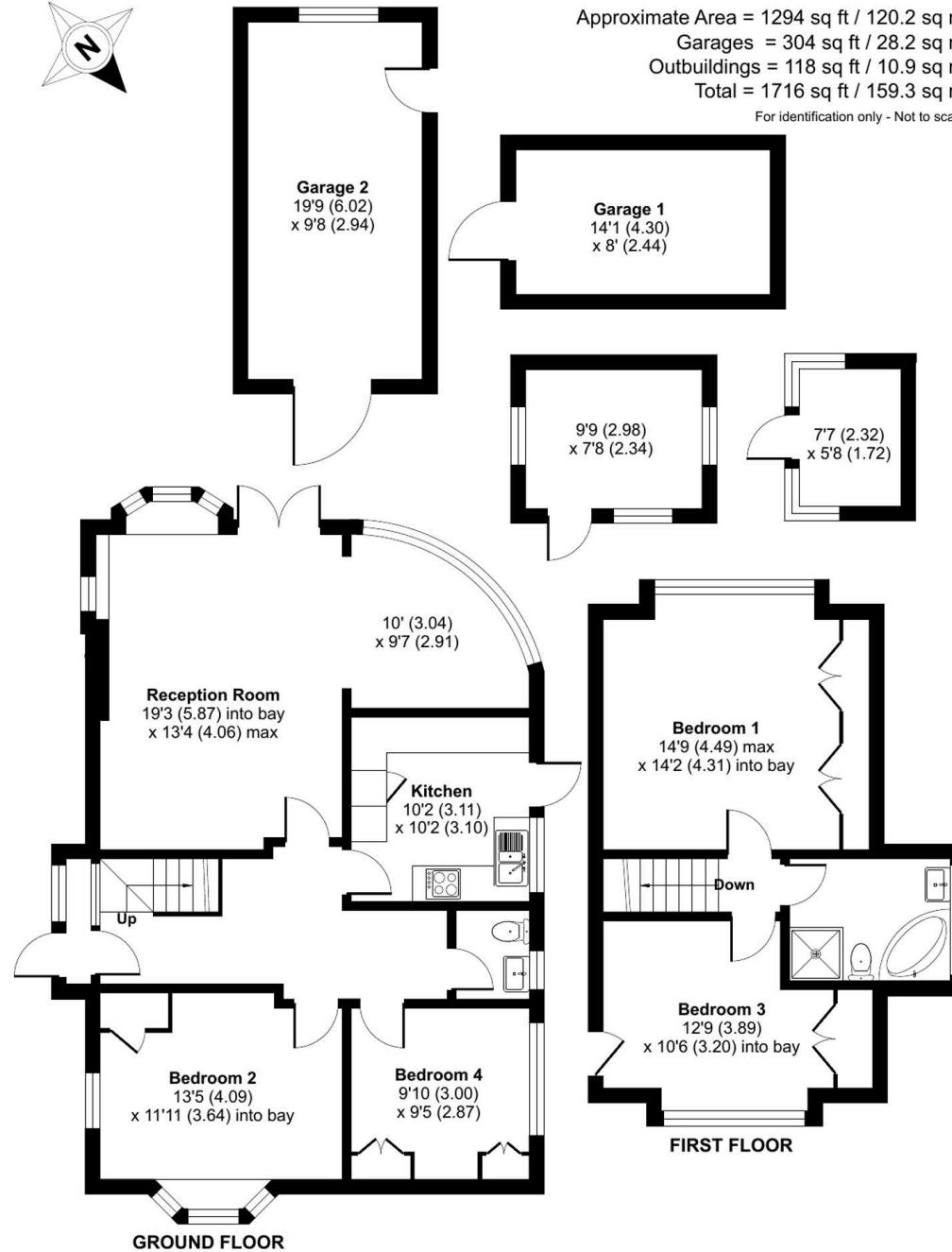
Approximate Area = 1294 sq ft / 120.2 sq m

Garages = 304 sq ft / 28.2 sq m

Outbuildings = 118 sq ft / 10.9 sq m

Total = 1716 sq ft / 159.3 sq m

For identification only - Not to scale





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