

RAYNERS
TOWN & COUNTRY

96 ALEXANDRA ROAD
WARLINGHAM, SURREY, CR6 9DU

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This three-bedroom semi-detached property has been extended to provide larger-than-average accommodation for the road, offering excellent space and potential for a new owner to make their own. The ground floor comprises a kitchen, living room and separate dining room, all offering scope for modernisation and improvement. To the first floor are three well-proportioned bedrooms, arranged around an interesting split-level landing, together with a family bathroom.
Externally, the property benefits from a garage and a level rear garden, providing an ideal space for relaxing and entertaining.
Conveniently situated within a short distance of Warlingham Village, the property enjoys easy access to the village green and a variety of popular local amenities, including traditional pubs, coffee shops and everyday conveniences. The area is also well regarded for its desirable schools, while the surrounding countryside offers beautiful opportunities for walking and cycling.
An excellent opportunity to acquire a spacious family home in a sought-after village location, with plenty of potential to create a wonderful home.











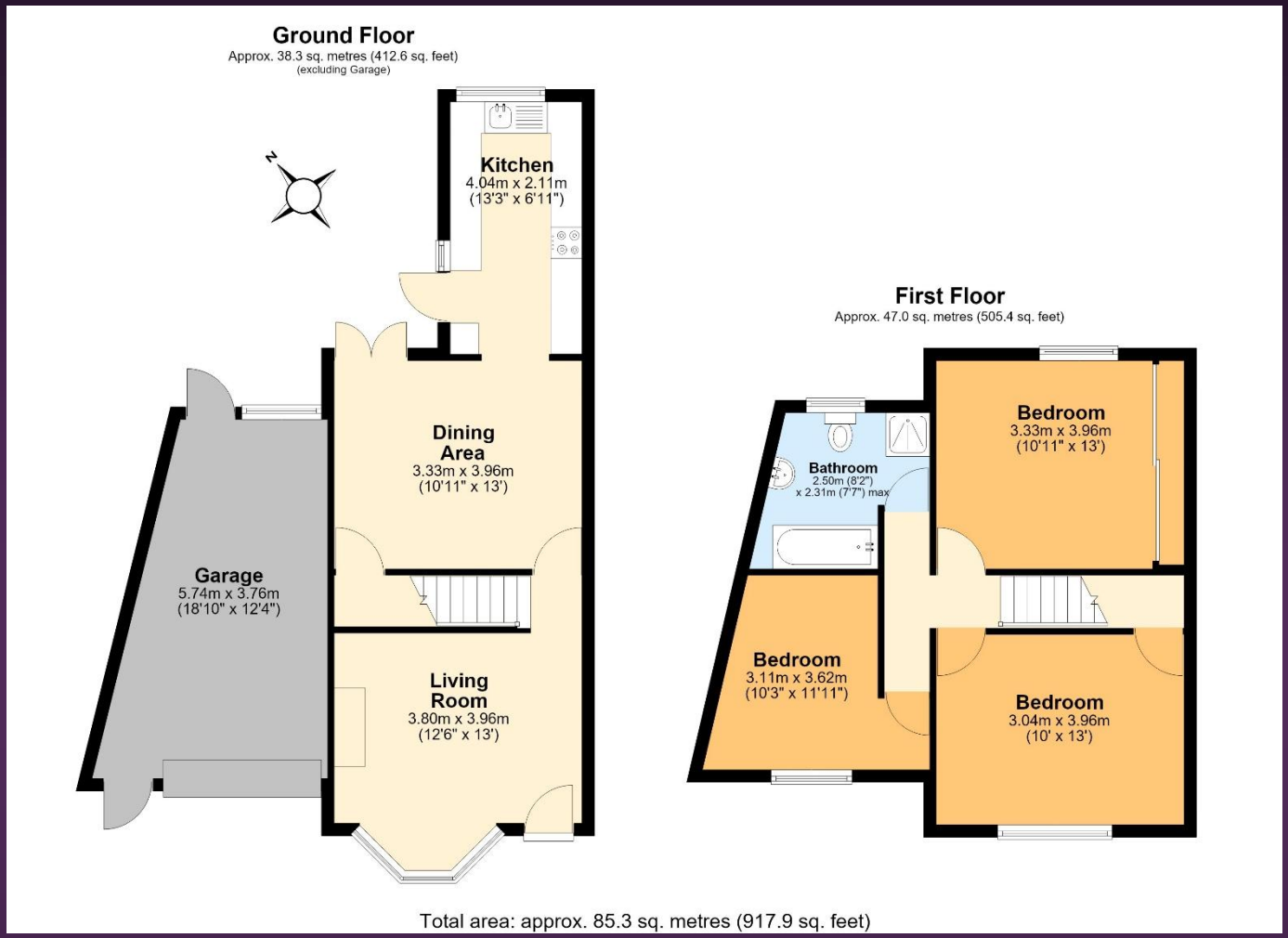
















Tandridge district council- Tax band D EPC Rating- D

VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. R772

Sales
01883 622 258
Enquiries@raynersproperties.com

Lettings
01883 622 244
Enquiries@raynersletting.com

Land & New Homes
01883 744 344
Warlingham@raynersproperties.com

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