



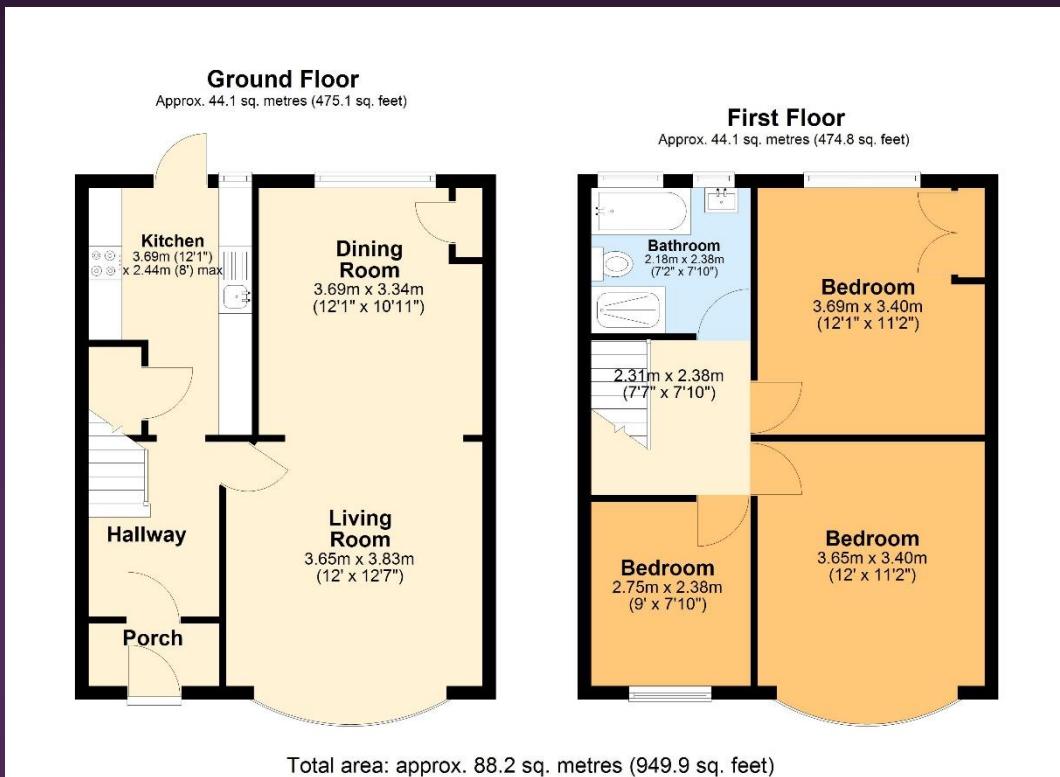
RAYNERS
TOWN & COUNTRY

55 SUNNYBANK
WARLINGHAM, SURREY, CR6 9ST

This well-presented three-bedroom mid-terrace house offers spacious and practical accommodation, ideal for families or first time buyers. The ground floor features a bright open-plan lounge/diner, creating an excellent space for both everyday living and entertaining, alongside a modern fitted kitchen. Upstairs, the property comprises three bedrooms and a family bathroom. Externally, the home benefits from a driveway providing off-road parking for several vehicles and a terraced rear garden, offering an attractive outdoor space for relaxing or entertaining. Conveniently located for Sainsbury's and Warlingham Village Green, close proximity to Warlingham Village Primary School and local transport links to Upper Warlingham, Whyteleafe and Sanderstead train stations, which all run regular and fast services to London Victoria, London Bridge and the Thameslink train line.







Tenure: Freehold

Local Authority: Tandridge Council

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

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