



A THREE BEDROOM FAMILY HOME - DECEPTIVELY SPACIOUS

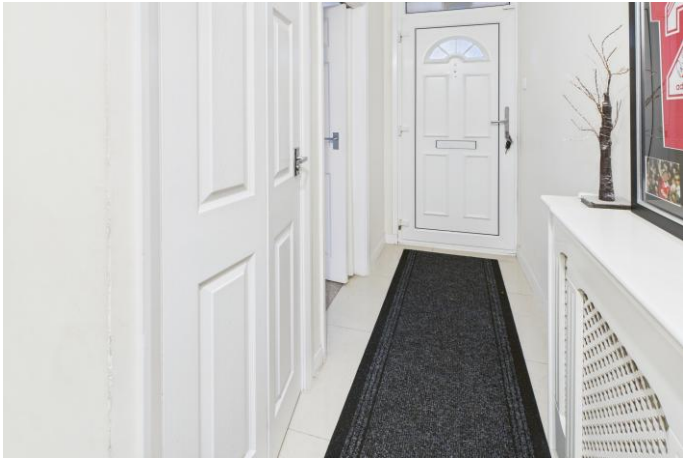
FIRST FLOOR LOUNGE 15' 11" x 11' 0" (4.85m x 3.35m) WITH BALCONY

SEPARATE KITCHEN 10' 7" x 6' 10" (3.22m x 2.08m)* *GROUND FLOOR CLOAKROOM

DOUBLE GLAZED & GAS CENTRAL HEATING* *LARGE SINGLE GARAGE 15' 8" x 11' 1" (4.77m x 3.38m)

NO ONWARD PROPERTY CHAIN! A DECEPTIVELY LARGE THREE BEDROOM HOUSE with accommodation over three floors and including a great size Integral Garage and a driveway for off road parking. Located on the borders of Warlingham and Chelsham Village close to Countryside and local amenities which includes a Sainsbury's Supermarket. The property is double glazed, has gas central heating and your own patio garden area. **A GREAT FIRST HOUSE PURCHASE IN A SOUGHT-AFTER LOCATION.**

Chelsham Road, Warlingham, Surrey CR6 9EQ
Asking Price: £399,950 Freehold



DIRECTIONS

From Warlingham Green, proceed along Limpsfield Road towards Oxted and Chelsham, at the roundabout just passed Sainsbury's Supermarket, turn left into Chelsham Road, proceed straight on at the next mini roundabout, the house is on the left hand side.

LOCATION

Warlingham Green and Village can be found just along Limpsfield Road and has a fine selection of local shops, restaurants and pubs. Warlingham also has a Sainsburys Supermarket at Chelsham, other Supermarkets can be found in nearby Caterham and Purley.

The commuter has a choice of Railway Stations at Upper warlingham and Whyteleafe with services into London and from Upper Warlingham to the south coast.

There is also a good selection of schools in the area including Warlingham School with Academy status for 11 - 18-year students and Whyteleafe Infant & Junior School in nearby Whyteleafe Hill.

Within a level short walk there is access to open countryside along Limpsfield Road as well as a popular Garden Centre (Knights), ideal for plants and many other items. Chelsham Village borders countryside with many fine woodland walks.

A GREAT CONVENIENT LOCATION FOR ACCESS INTO TOWN AND COUNTRYSIDE!

ACCOMMODATION

GROUND FLOOR

HALLWAY 11' 0" x 3' 3" (3.35m x 0.99m)

Tiled floor, door to garage, staircase to first floor, radiator.

STUDY/BEDROOM THREE 7' 2" x 6' 10" (2.18m x 2.08m)

Double glazed window to front aspect, concertina door.

DOWNSTAIRS W.C.

Low flush W.C. Wash hand basin with tiled splashback.

FIRST FLOOR

LANDING 5' 10" x 5' 1" (1.78m x 1.55m)

Staircase to top floor, storage cupboard. Open plan to kitchen and lounge.

KITCHEN 10' 7" x 6' 10" (3.22m x 2.08m)

Double glazed window to front aspect, modern kitchen comprising cream gloss wall and base units with matching worktops. Single bowl sink unit with mixer tap and cupboard under, cupboard housing gas central heating boiler. Integral fridge freezer, integral dishwasher, built in electric oven and grill, four ring electric hob with extractor fan above, wood effect flooring.

LOUNGE 15' 11" x 11' 0" (4.85m x 3.35m)

Double glazed sliding patio door to rear facing balcony. TV point, double radiator.

BALCONY

Rear facing balcony with metal railings to all three sides.

SECOND FLOOR

LANDING 11' 6" x 2' 9" (3.50m x 0.84m)

Radiator, airing cupboard housing hot water tank, skylight window, double radiator, overstairs storage.

BEDROOM ONE 10' 5" x 9' 2" (3.17m x 2.79m)

Double bedroom with double glazed window to rear aspect, one double and one single built in wardrobe, vaulted ceiling, radiator.

BEDROOM TWO 10' 10" x 6' 11" (3.30m x 2.11m)

Single bedroom, double glazed window to rear aspect, vaulted ceiling, radiator.



PA. Jones Property Solutions, Residential Sales & Lettings
77-79 High Street, Caterham, Surrey CR3 5UF

Sales: 01883 348035 Lettings: 01883 343355 Email: info@pajonespropsolutions.co.uk
www.pajonespropsolutions.co.uk

BATHROOM

White suite comprising panelled bath with mixer tap, separate shower with mixer fitment, pedestal wash hand basin & low flush W.C. Tiled walls with large fitted mirror, tiled floor, wall mounted ladder towel rail radiator.

GARDEN PATIO AREA

Garden patio area, great spot for potted plants, panelled fence surround.

INTEGRAL GARAGE 15' 8" x 11' 1" (4.77m x 3.38m)

Single garage with up and over door, power and light, door to the Hallway.

OFF STREET PARKING

Off street parking for one vehicle to the front of the garage.

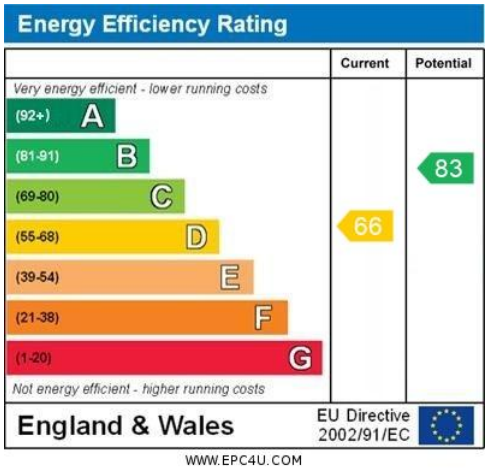
COUNCIL TAX

The current Council Tax Band is '**C**', via Tandridge Council. Their website address to fully confirm the Council Tax Band and amount payable is:
<https://www.tandridge.gov.uk/Council-tax/Your-council-tax-2025-2026>.

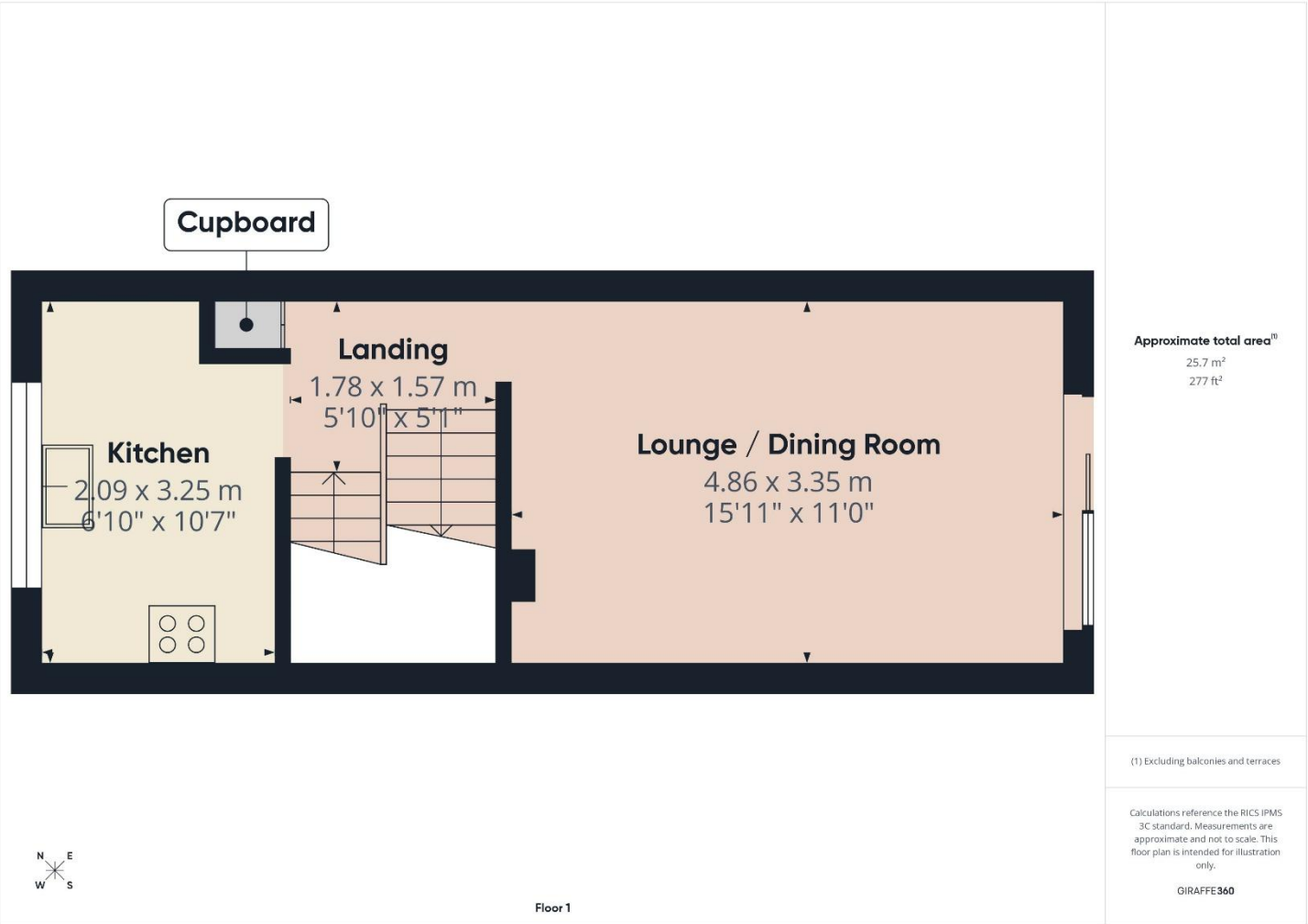
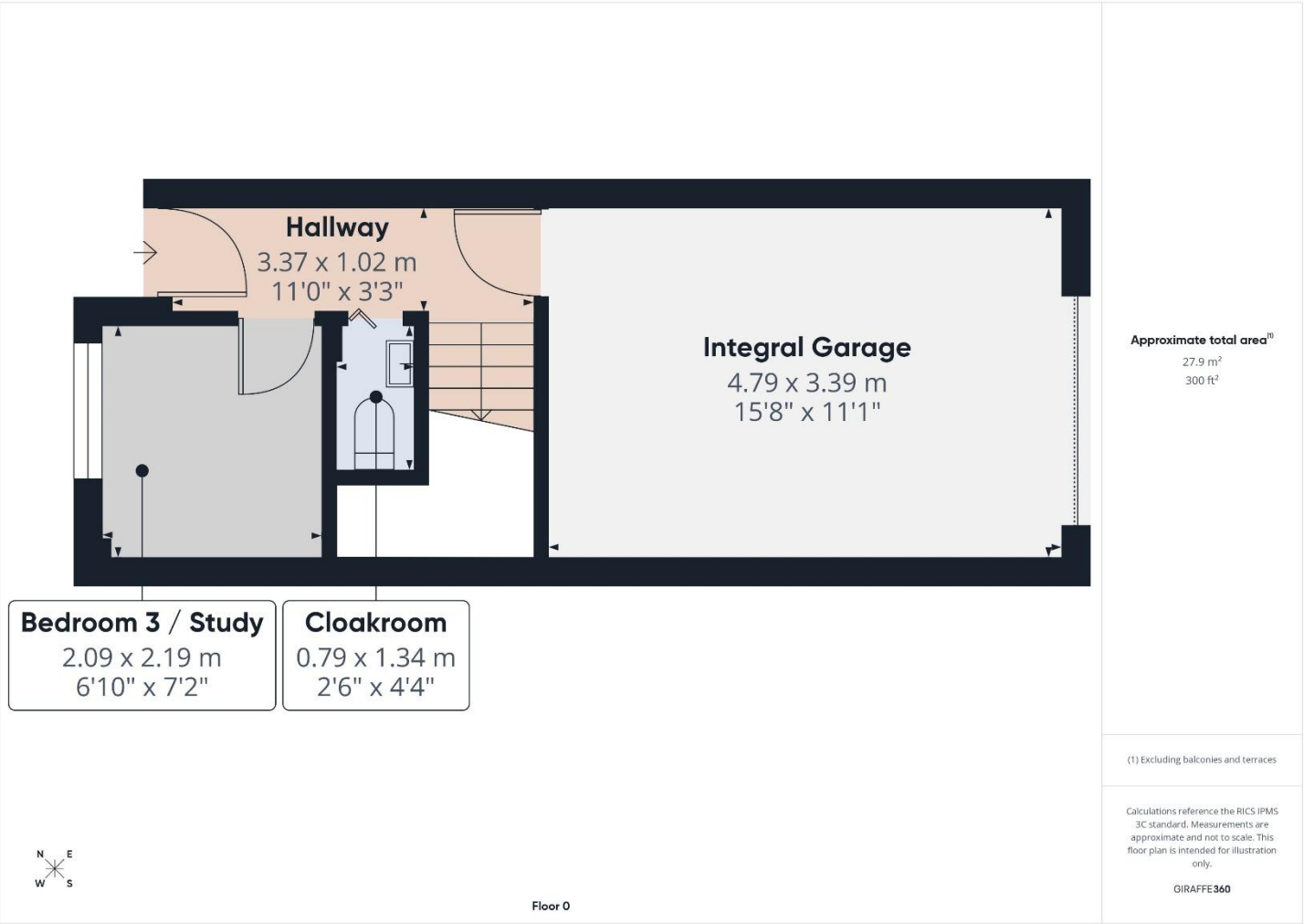
6/2/2026

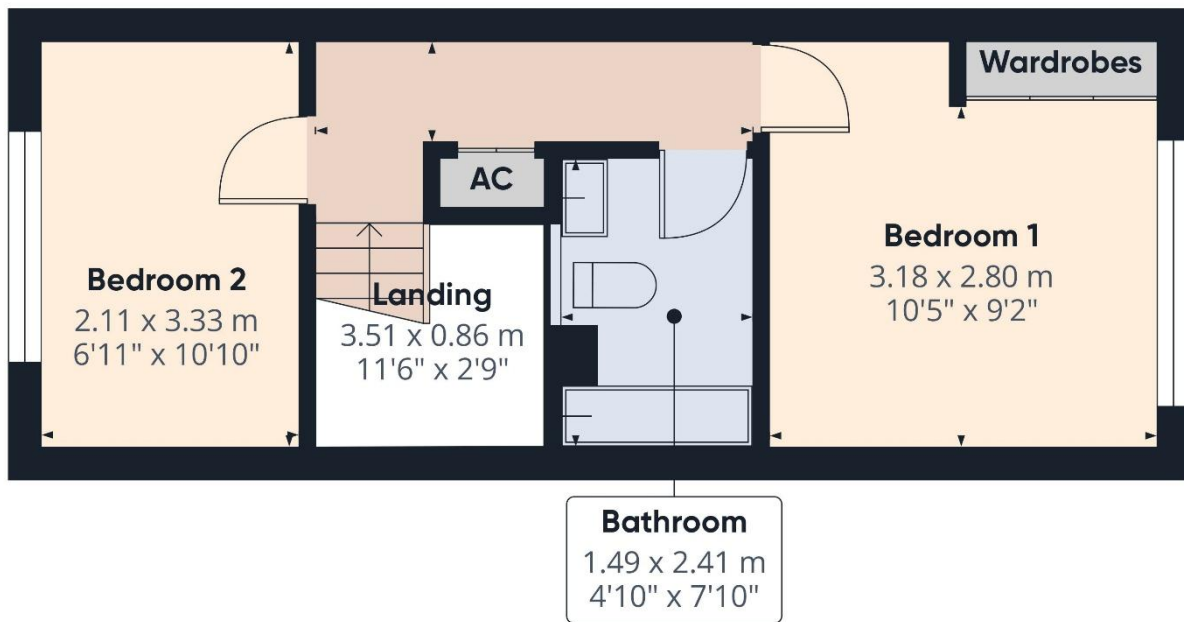


ENERGY PERFORMANCE CERTIFICATE (EPC)



FLOORPLAN





Approximate total area⁽¹⁾
24.9 m²
268 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from us will be processed by P A Jones Property Solutions, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

MONEY LAUNDERING REGULATIONS 2003 : Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: It is a legal requirement that the property is presented accurately and in a way not to mis-lead a potential buyer in relation to the property particulars. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

PA. Jones Property Solutions, Residential Sales & Lettings
77-79 High Street, Caterham, Surrey CR3 5UF
Sales: 01883 348035 Lettings: 01883 343355 Email: info@pajonespropsolutions.co.uk
www.pajonespropsolutions.co.uk