



A THREE BEDROOM FAMILY HOME - DECEPTIVELY SPACIOUS

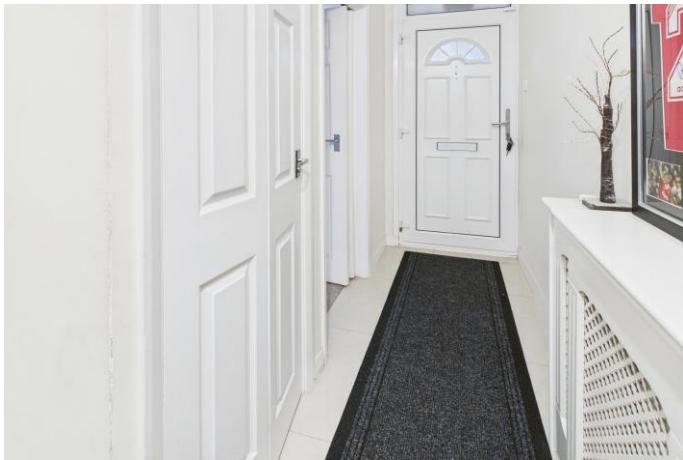
FIRST FLOOR LOUNGE 15' 11" x 11' 0" (4.85m x 3.35m) WITH BALCONY

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.



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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

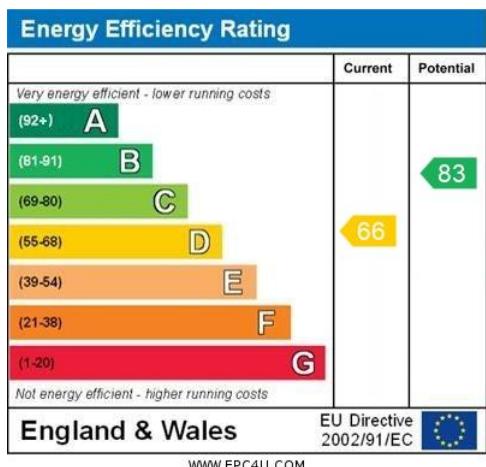
Off street parking for one vehicle to the front of the garage.

COUNCIL TAX

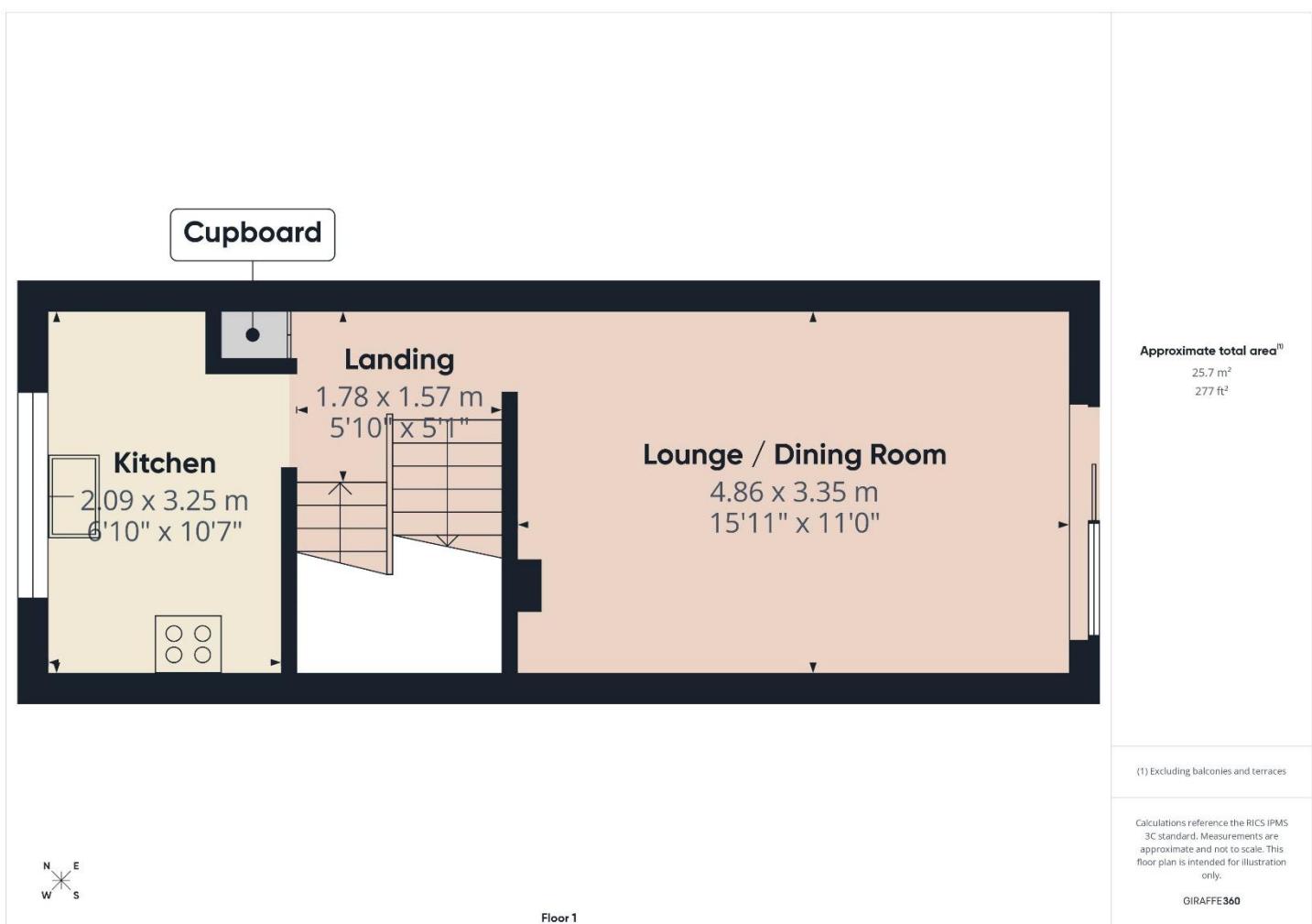
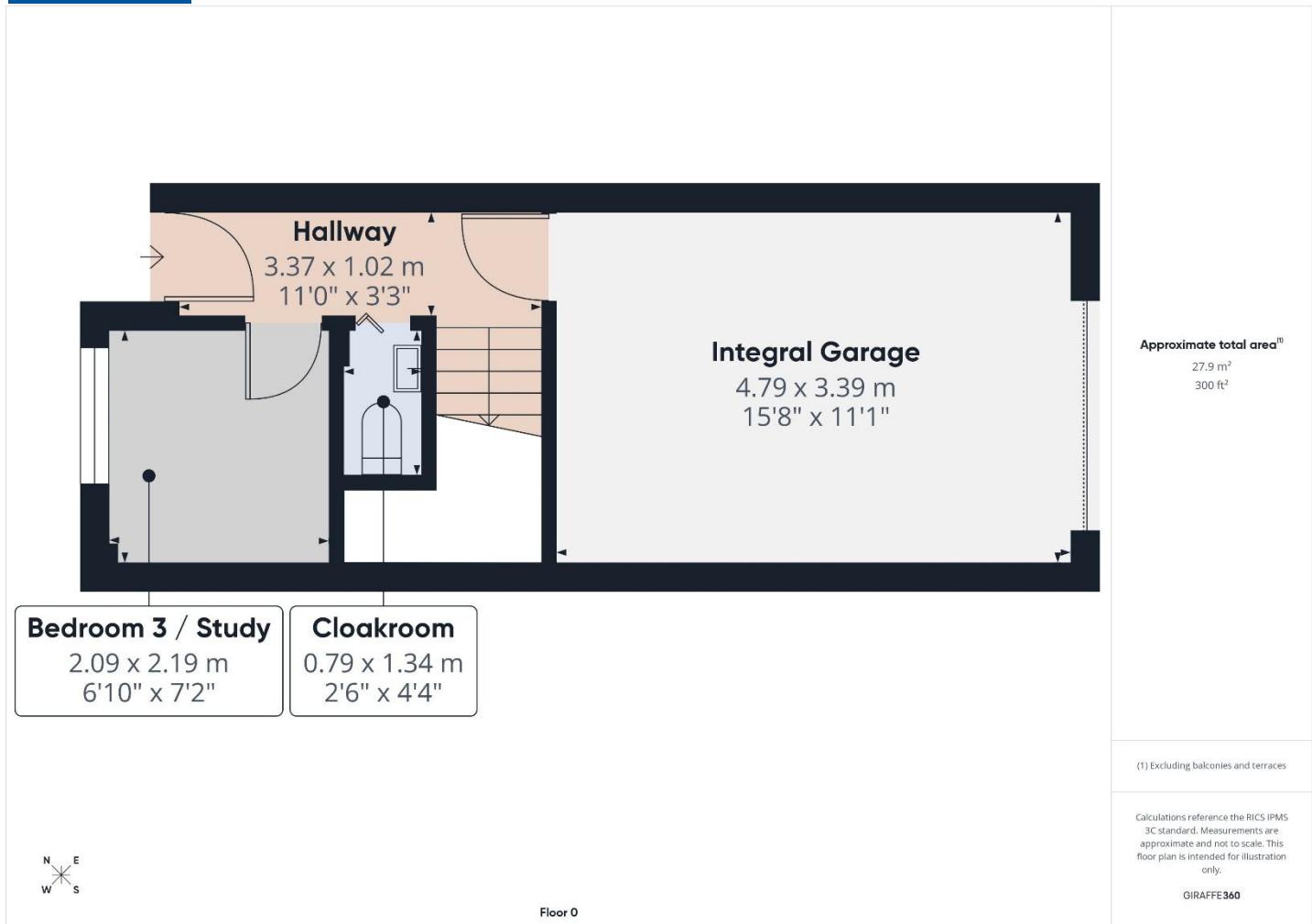
The current Council Tax Band is '**C**', via Tandridge Council. Their website address to fully confirm the Council Tax Band and amount payable is:
<https://www.tandridge.gov.uk/Council-tax/Your-council-tax-2025-2026>.

6/2/2026

ENERGY PERFORMANCE CERTIFICATE (EPC)



FLOORPLAN





DATA PROTECTION ACT 1998

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