



RAYNERS
TOWN & COUNTRY

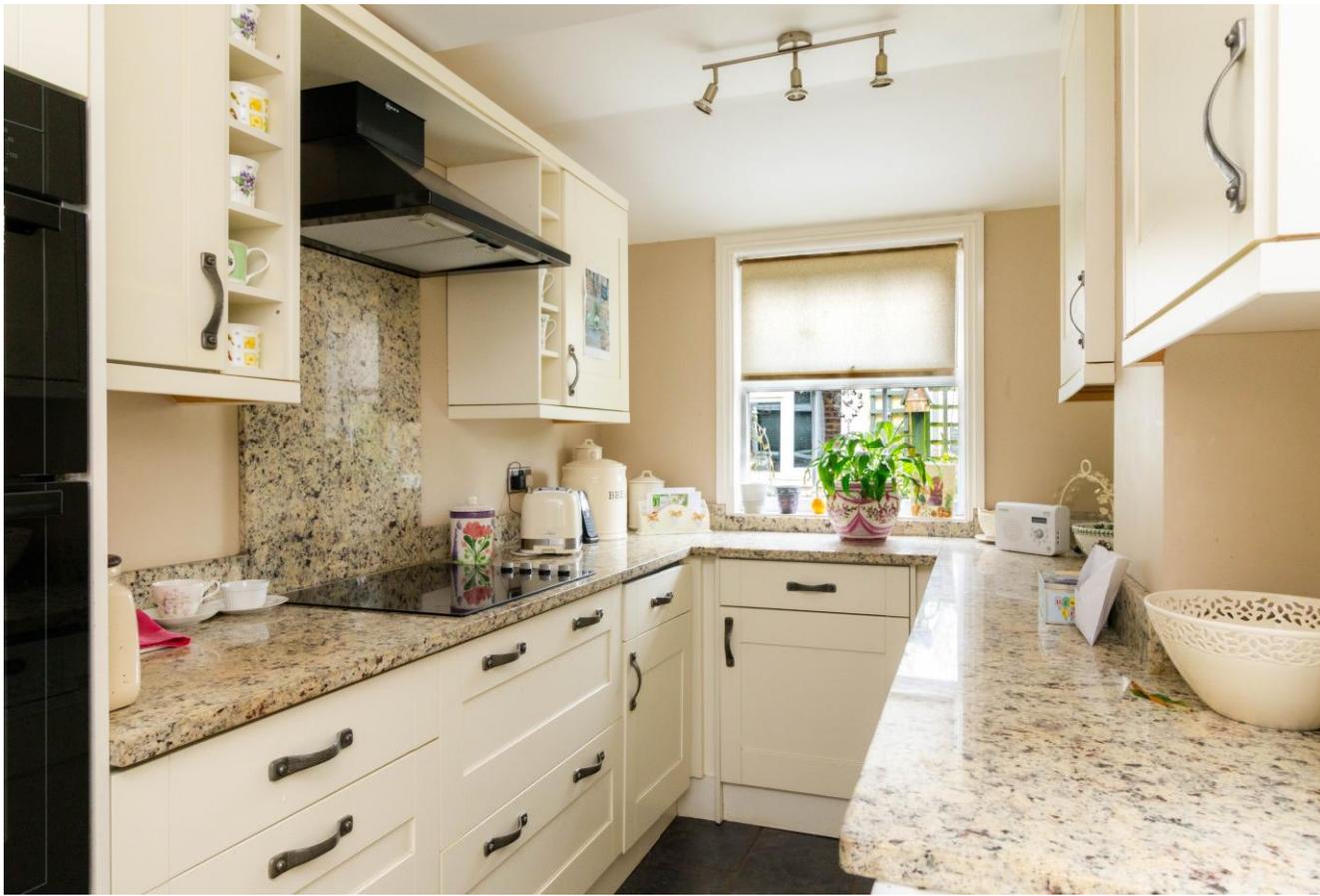
**BRIAR COTTAGE, 285 HILLBURY ROAD, WARLINGHAM,
SURREY, CR6 9TL**

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GUIDE PRICE £450,000

Charming 2-Bedroom Cottage in a Peaceful Private Setting – Near Warlingham Village
Nestled down a private lane just off Hillbury Road, this beautifully presented two-bedroom mid-terrace cottage offers a wonderful blend of character and modern comfort in a highly desirable location. The property exudes a warm, homely cottage feel throughout. The ground floor features a welcoming living space full of charm, along with a modern fitted kitchen offering contemporary units, ample worktop space, and a practical layout ideal for everyday living. Upstairs, you will find two well-proportioned bedrooms and a stylish modern bathroom, thoughtfully updated to provide a fresh and elegant finish. Externally, the cottage benefits from a private courtyard garden — perfect for relaxing or entertaining — as well as the added advantage of a garage, providing secure parking or valuable additional storage. Conveniently located within easy reach of the amenities, shops, and cafés of Warlingham Village, as well as excellent transport links and nearby countryside walks, this delightful home is perfectly suited to first-time buyers, downsizers, or anyone seeking a peaceful yet well-connected setting.







Tenure: Freehold

Local Authority: Tandridge District council

Council Tax Band: D

EPC Rating: D

VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT

www.raynersproperties.com

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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