

Kennedys'

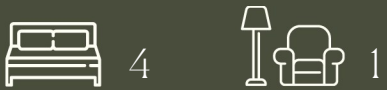
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18, Roundburrow Close
Warlingham
CR69TT

Tucked away within a private gated setting, this beautifully designed four-bedroom home offers stylish, modern living. Spanning over three floors, it combines contemporary open-plan living with space for modern family life, including a kitchen/dining hub, elegant living area and a luxurious principal suite with its own balcony. With landscaped gardens, views of the countryside, secure garage and driveway, this home ticks a lot of boxes.

£685,000



- 4 Bedroom semi-detached home
- Stunning back drop with views of Whyteleaf Recreational Grounds
- Open plan kitchen/dining room
- Quartz worktops & integrated appliances



- Secure, gated collection of homes
- Principal Bedroom with En-suite, Dresser and Balcony
- Driveway and Garage with visitor parking
- Viewing by appointment only



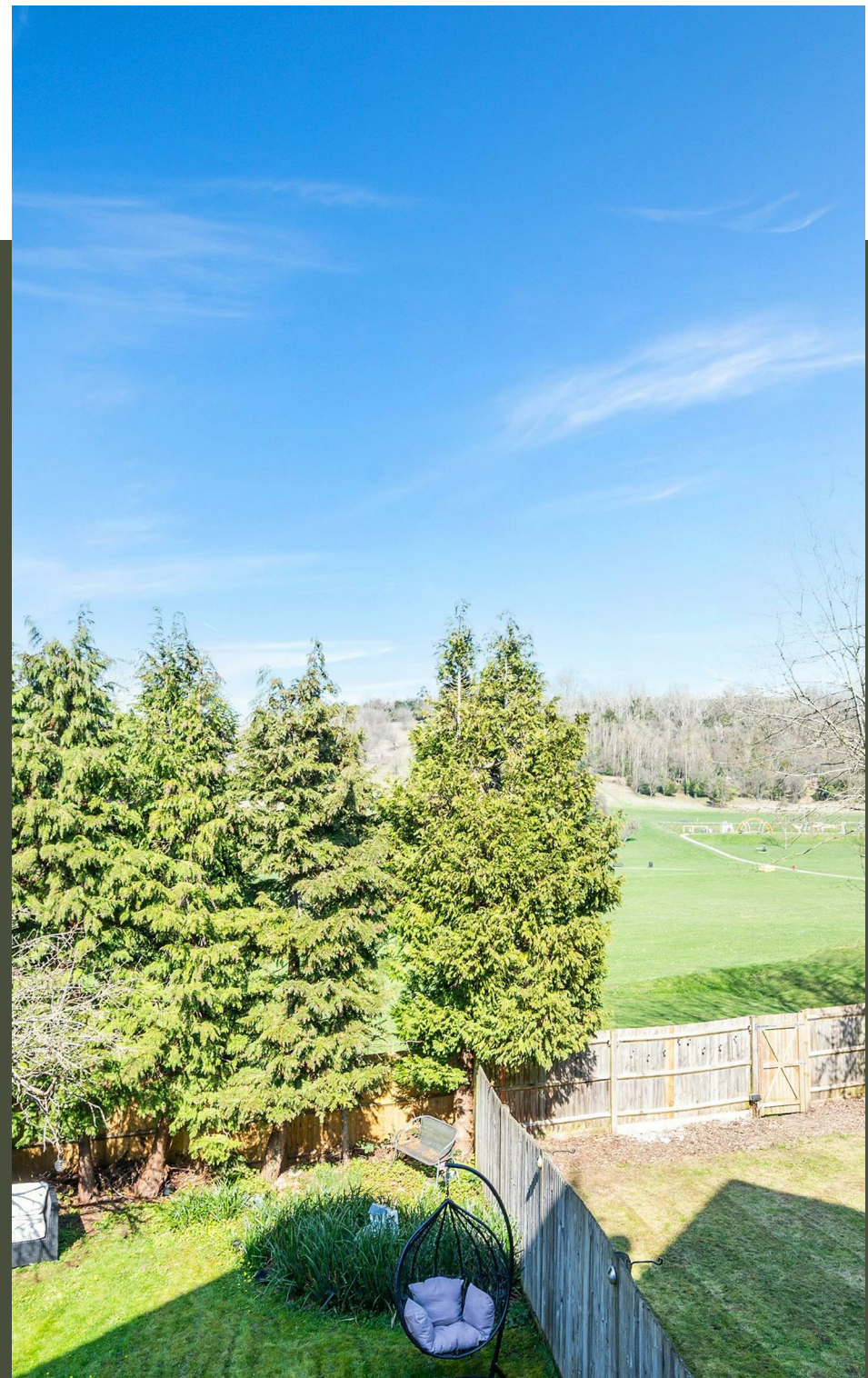


PROPERTY DESCRIPTION

Tucked away within an exclusive gated development, this exceptional four-bedroom semi-detached home offers the perfect blend of modern design, practical family living and a wonderfully peaceful setting overlooking Whyteleafe Recreational Grounds.

From the moment you step inside, there's a lovely sense of space and flow. The entrance hall is welcoming, uncluttered and thoughtfully designed for everyday life, with clever storage and a convenient cloakroom. At the heart of the home is the stunning open-plan kitchen and dining space. With natural light from the bay window, this is a room made for both busy mornings and sociable evenings. Finished with sleek quartz worktops and integrated appliances, it's both functional and stylish. To the rear, the generous living area opens seamlessly onto the garden through French doors, creating that indoor-outdoor connection, perfect for summer dining, entertaining or just relaxing.

Upstairs, the principal bedroom feels like a true retreat, complete with its own balcony overlooking the greenery, a walk-in wardrobe and a contemporary ensuite. Additional bedrooms are all well-proportioned doubles, offering flexibility whether you need space for family, guests or working from home. The top floor adds even more versatility, with further bedrooms and a stylish family bathroom, ideal for growing families or those wanting clearly defined living and working zones. Outside, the garden is neatly landscaped and enjoys direct access to the communal grounds beyond, enhancing the sense of space and privacy. A driveway and garage complete the picture, offering both convenience and practicality.







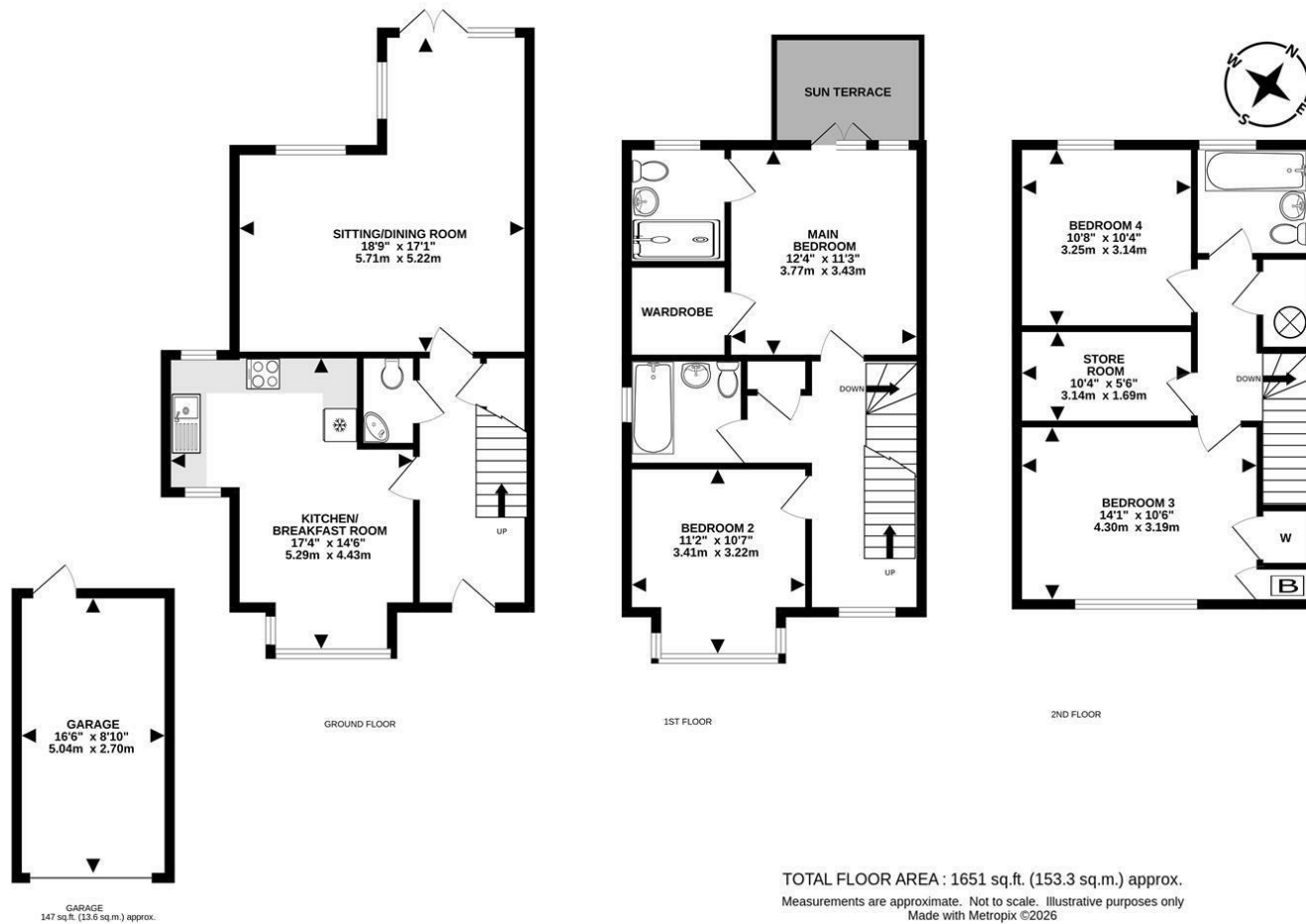
PROPERTY DESCRIPTION



The historic village of Warlingham strikes that rare balance between village charm with genuine connectivity. Surrounded by open countryside, centred around a village green and within easy reach of London via nearby Whyteleafe and Upper Warlingham train stations, it's a location that suits both commuters and those craving a slower pace of life. There is a wide array of shops, amenities and dining options, with a large choice of recreational activities and sports clubs locally. With a strong sense of community, good local schools, both independent and state and plenty of green space on your doorstep, it's easy to see why homes here are so consistently in demand from those wanting to move out and away from busy city life.

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TOTAL FLOOR AREA : 1651 sq.ft. (153.3 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating	
	Potential
<p>Very energy efficient - lower running costs</p> <p>174 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Mid energy efficient - higher running costs</p>	<p>81</p> <p>87</p>

England & Wales E.U. Directive 2002/91/EC

18, Roundburrow Close

If you would like to arrange a viewing, please call Helen Miles Kennedys' IPA on 07985 296256

TENURE: Freehold
 EPC RATING: B
 COUNCIL: Tandridge
 TAX BAND: F

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedys' has the authority to make or give any representation or warranty in respect of the property.



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