







RAYNERS  
TOWN & COUNTRY

FARLEIGH ROAD  
WARLINGHAM, SURREY, CR6 9EH



# 167 FARLEIGH ROAD

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OFFERS IN EXCESS OF £649,000

A substantial extended 3 bedroom, detached house offering a fantastic family house with scope to develop further subject to planning permission. The ground floor accommodation has been extended and provides a large through lounge/dining room which opens onto the kitchen breakfast room. Additionally, there is a shower/utility room. To the first floor there are three double bedrooms and a family bathroom. The west facing rear garden has an abundance of mature shrubs and trees with an open vista to the countryside beyond which provides an absolute 'wow' factor in terms of the views. There is off road parking to the front of the property for several vehicles as well a single garage.

The property is set on a large plot within half a mile of the Warlingham Village Green with its popular coffee shops, pubs and local amenities. The highly regarded Warlingham Village School is a short distance away together with a number of other desirable schools for both the primary and secondary. Viewing is highly recommended.







167 Farleigh Road



Total Area: 149.5 m<sup>2</sup> ... 1609 ft<sup>2</sup>

All measurements are approximate and for display purposes only

**Tenure: Freehold**  
**Local Authority: Tandridge District Council**  
**Council Tax Band: F**  
**EPC Rating: E**

**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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