



**1 Boxwood Way, Warlingham - CR6 9SB**

Guide Price **£495,000**





# 1 Boxwood Way

Warlingham

Two bedroom semi-detached bungalow on a generous corner plot, close to Warlingham Village, featuring extended living space, refitted kitchen, garage and excellent potential for off-street parking.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Two bedroom semi-detached bungalow
- Short walk to Warlingham Village
- Extended lounge/dining room with patio doors
- Refitted kitchen with garden access
- Family bathroom
- Large front garden with potential for parking
- Rear garden with patio and lawn
- Garage



A well-proportioned two bedroom semi-detached bungalow, occupying a generous corner plot in a convenient location just a short walk from Warlingham Village.

The property is entered via a porch leading into the entrance hall, which benefits from a useful airing cupboard. The main living space has been extended to create a spacious lounge/dining room, offering a versatile and comfortable area with patio doors opening onto the rear garden.

The kitchen has been refitted and comprises a range of base and eye level units with work surfaces over, with double doors providing direct access to the garden.

There are two well-proportioned bedrooms along with a family bathroom.

Externally, the property benefits from a large front garden which offers excellent potential to be converted into off-street parking, subject to the usual consents. The rear garden features a paved patio area leading onto a lawn, providing a pleasant outdoor space. A garage further complements the property.



As part of our provision, we may offer ancillary services to assist with your

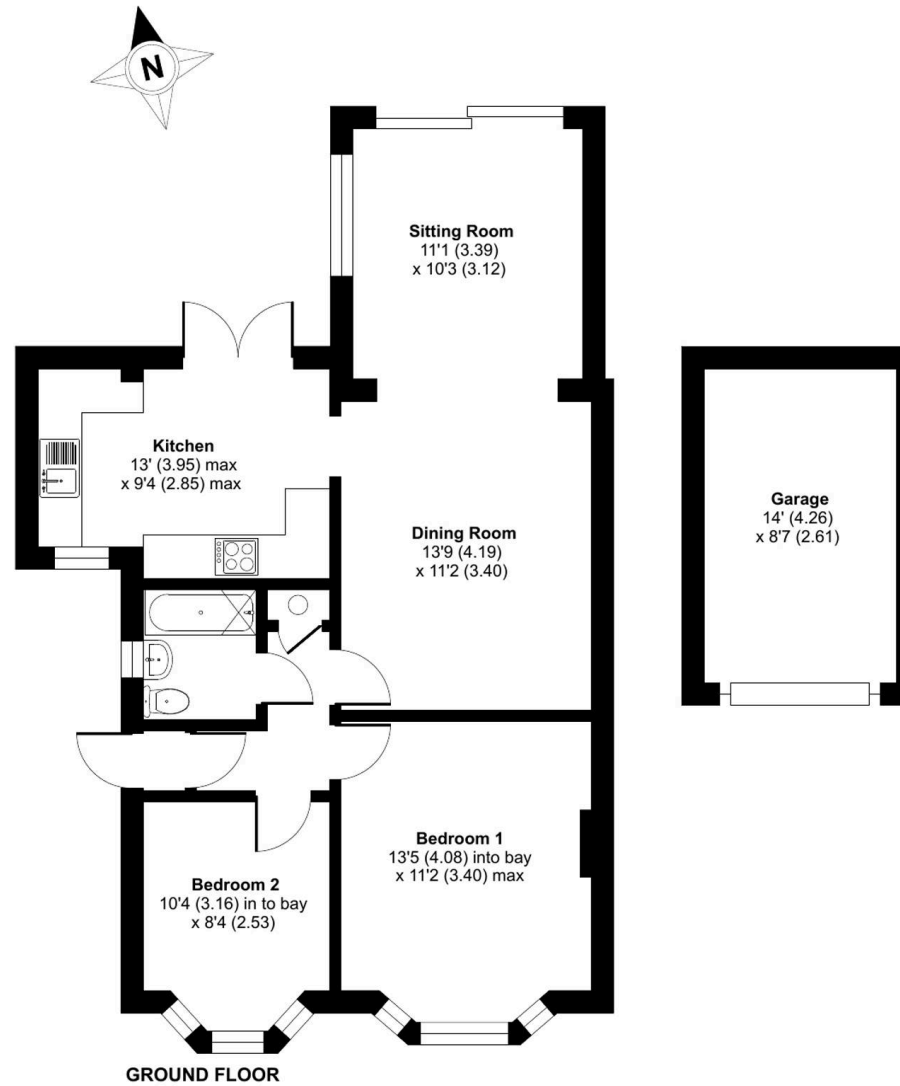
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Approximate Area = 714 sq ft / 66.3 sq m

Garage = 120 sq ft / 11.1 sq m

Total = 834 sq ft / 77.4 sq m

For identification only - Not to scale





## Park & Bailey Warlingham

Park & Bailey, 426 Limpsfield Road - CR6 9LA

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