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Asking price £265,000

Chelsham Close, Warlingham, CR6 9DN

Property Summary

OVERVIEW

This attractive two-bedroom ground floor maisonette offers convenient single-level living and plenty of appeal. Ideal for first-time buyers, downsizers and investors alike, this is a fantastic opportunity to acquire a well-positioned home with plenty to offer. Early viewing is highly recommended!

Accommodation
Situated in a convenient and desirable setting, this appealing two-bedroom ground floor maisonette offers well-proportioned accommodation, plenty of natural light and a generous shared garden, making it an ideal choice for first-time buyers, downsizers or investors alike.

Upon entering, you are welcomed by a hallway that provides access to the well-appointed family bathroom and a useful large storage cupboard, perfect for keeping everyday essentials neatly tucked away. Continuing through the property, the reception room offers a bright and inviting space to relax and unwind, with an abundance of natural light creating a warm and welcoming atmosphere. The kitchen is conveniently positioned opposite, providing a practical space.
To the rear of the property are two well-sized bedrooms, including a spacious double bedroom which benefits from a built-in wardrobe, providing convenient storage and helping to maximise the available space. The second bedroom offers comfortable and versatile accommodation.

Externally, the property further benefits from access to a good-sized shared garden, providing a pleasant outdoor space to enjoy during the warmer months.
Combining a practical layout and a fantastic outdoor benefit, this attractive maisonette presents a wonderful opportunity for buyers looking for a home with both comfort and potential.

Location
Ideally positioned within the popular residential area of Warlingham, Chelsham Close enjoys a convenient and well-connected setting, combining everyday convenience with access to a wide range of local amenities. Nearby facilities include Sainsbury's supermarket, alongside a selection of local cafés, restaurants and everyday shopping facilities along Limpsfield Road, while Warlingham village has further amenities, creating a well-served location for day-to-day living.

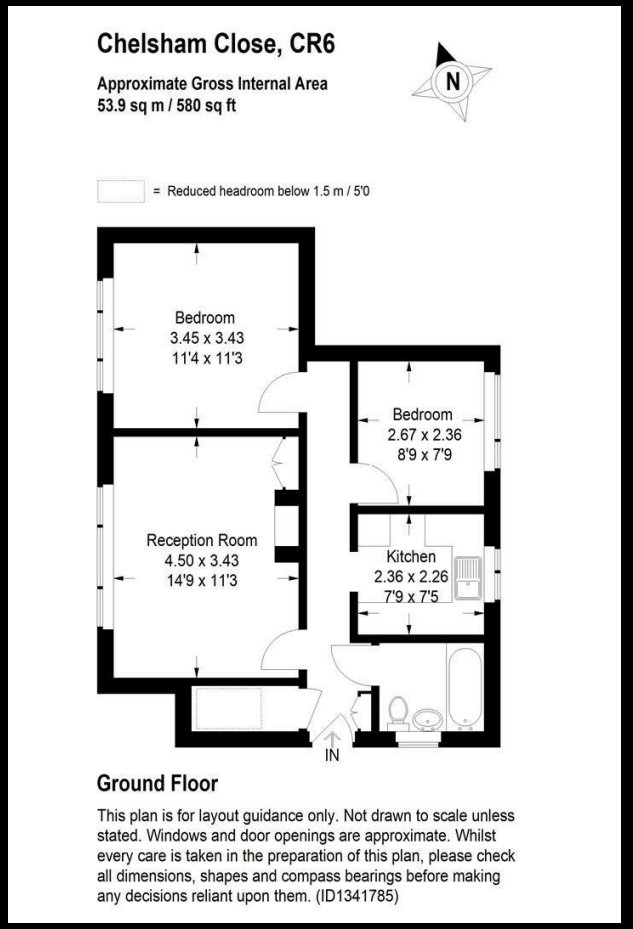
Families are particularly well catered for, with a choice of well-regarded local schools nearby, including Warlingham Village Primary School (0.6 miles), Warlingham Park School (0.9 miles) and Warlingham School & Sixth Form College (1.7 miles). For commuters, the property is conveniently placed for several railway stations, with Upper Warlingham Station (1.1 miles), Whyteleafe Station (1.6 miles) and Woldingham Station (2.6 miles) all within easy reach. These provide services into London, including connections to London Bridge and London Victoria, making the location an attractive choice for those seeking a balance between suburban living and convenient access to the capital.

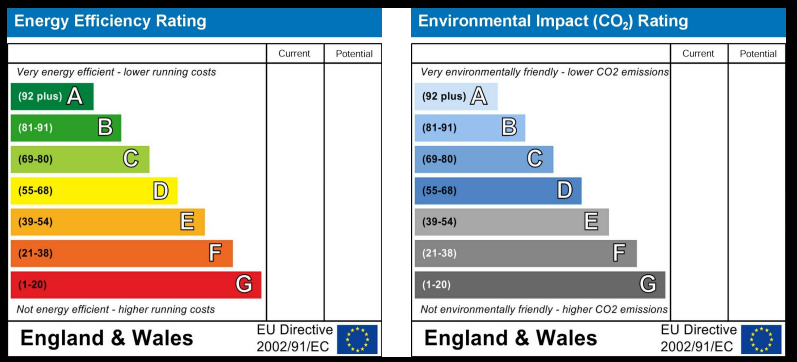
Further enhancing the area's connectivity, local bus stops at Sainsbury's, Chelsham Road and Sunny Bank provide additional links to surrounding areas. Road users also benefit from convenient access to the A22, with onward connections towards the M25 and wider motorway network. Gatwick Airport is also within convenient driving distance, adding to the appeal for frequent travellers.
Altogether, Chesham Close offers an appealing combination of local amenities, schooling, transport links and road connections, making it a well-positioned choice for families, professionals and commuters alike.

Disclaimer









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