



RAYNERS
TOWN & COUNTRY

17 FISHER CLOSE
WARLINGHAM. CR6 9FR

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This impressive three-bedroom detached house, built by Cala Homes in 2025, offers a fabulous opportunity to purchase a recently constructed property with the balance of its new-build warranty. The thoughtfully designed accommodation includes a spacious lounge and a modern fitted kitchen extending into a bright dining area, with double doors opening directly onto the level rear garden. Upstairs, there are three bedrooms, including a principal bedroom with an en-suite shower room, together with a contemporary family bathroom. Outside, the property benefits from a level garden and a private driveway providing parking for two cars, complete with an electric vehicle charging point.

The house is conveniently positioned for local amenities, with both Hamsey Green and Warlingham Village Green within walking distance. Junction 6 of the M25 is within easy reach, while bus routes are easily accessible and several railway stations are located within a short drive, offering convenient connections to the surrounding area and London.

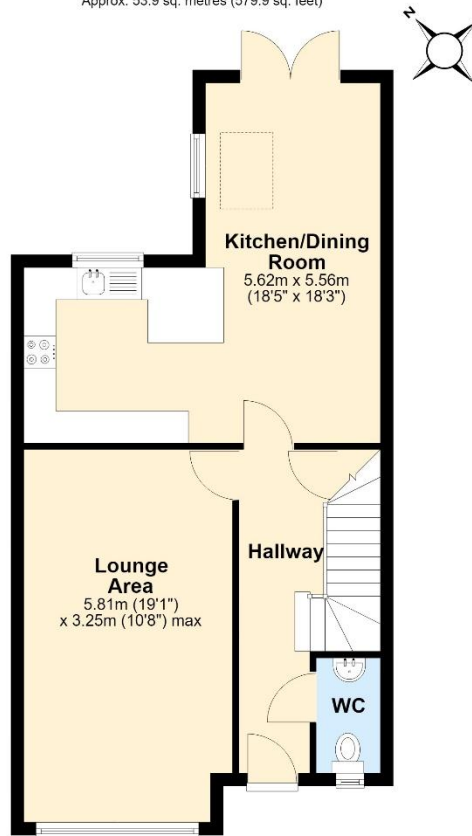
Offered to the market with no onward chain, this stylish modern home is ready for its new owners.





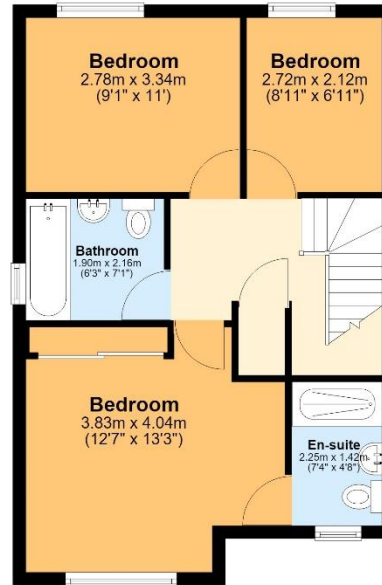
Ground Floor

Approx. 53.9 sq. metres (579.9 sq. feet)



First Floor

Approx. 46.3 sq. metres (498.7 sq. feet)



Total area: approx. 100.2 sq. metres (1078.6 sq. feet)

- **Tenure: Freehold**
- **Maintenance Charges – Approx £476.23 per annum**
- **Local Authority: Tandridge District Council**
- **Council Tax Band F**
- **EPC Rating B**
- **Newly Built 2025 remainder of 10 year Build warranty in place**
- **Electric Vehicle Charging Point**
- **Air source heat pump**

Information supplied by sellers to be verified through solicitors.



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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