



**97 Farleigh Road, Warlingham - CR6 9EJ**

Guide Price **£950,000**





## 97 Farleigh Road

Warlingham

Impressive five bedroom detached family home in a sought-after location near Warlingham Green, extensively refurbished throughout with stunning interiors, generous accommodation and beautiful gardens.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Sought-after location close to Warlingham Green
- Spacious and versatile family accommodation
- Impressive dual aspect reception room
- Stunning modern kitchen with separate utility room
- Dining/breakfast room with bi-fold doors to garden
- Principal bedroom with dressing area and en suite
- Four further bedrooms and modern family shower room
- Beautiful, private and established rear garden
- Sweeping driveway providing parking for multiple vehicles



Enjoying an enviable and discreet position set back from the road, close to Warlingham Green, is this most impressive and extensively refurbished five bedroom detached family home. Offering spacious and beautifully presented accommodation throughout, the property is ideally suited to modern family living.

The ground floor is entered via a bright and welcoming entrance hall with excellent storage and a modern cloakroom with WC. This leads through to a superb dining room, featuring extensive storage and bi-fold doors opening onto an impressive paved terrace, creating a seamless connection to the garden.

Adjoining this space is a stunning modern fitted kitchen, complete with integrated appliances, an extensive range of units, stylish work surfaces and the added benefit of a separate utility room.

Further enhancing the ground floor is an impressive dual aspect reception room, currently arranged as two distinct areas, featuring a beautiful herringbone style wooden floor and offering a bright and versatile living space.

To the first floor, a spacious and light-filled landing—enhanced by two windows, including an attractive arched feature—leads to the principal bedroom suite. This comprises a generous double bedroom with a full-height window overlooking the garden, a dressing area with fitted wardrobes and a contemporary en suite shower room.

There are four further bedrooms, one of which is currently utilised as an additional family room, along with a stylish modern family shower room.

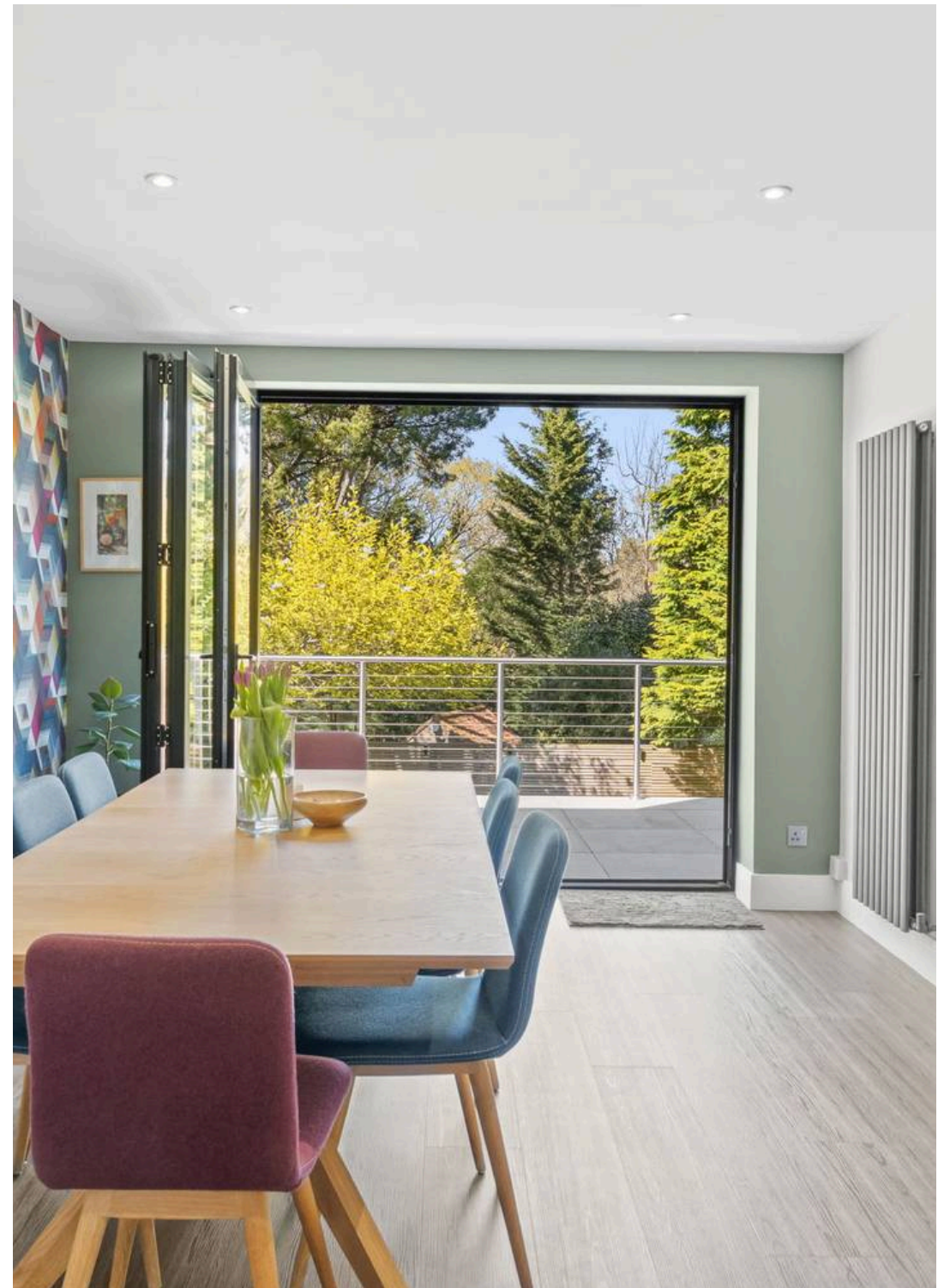
Externally, the property benefits from a beautifully secluded rear garden offering a high degree of privacy. The garden is thoughtfully arranged with an initial formal area featuring a generous astro turf lawn, mature trees and planting, leading through to a larger established garden with additional trees and a useful outbuilding.

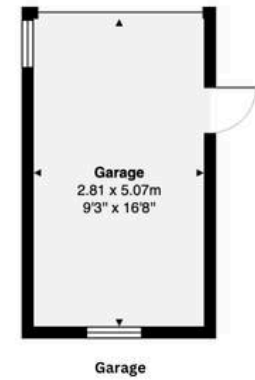
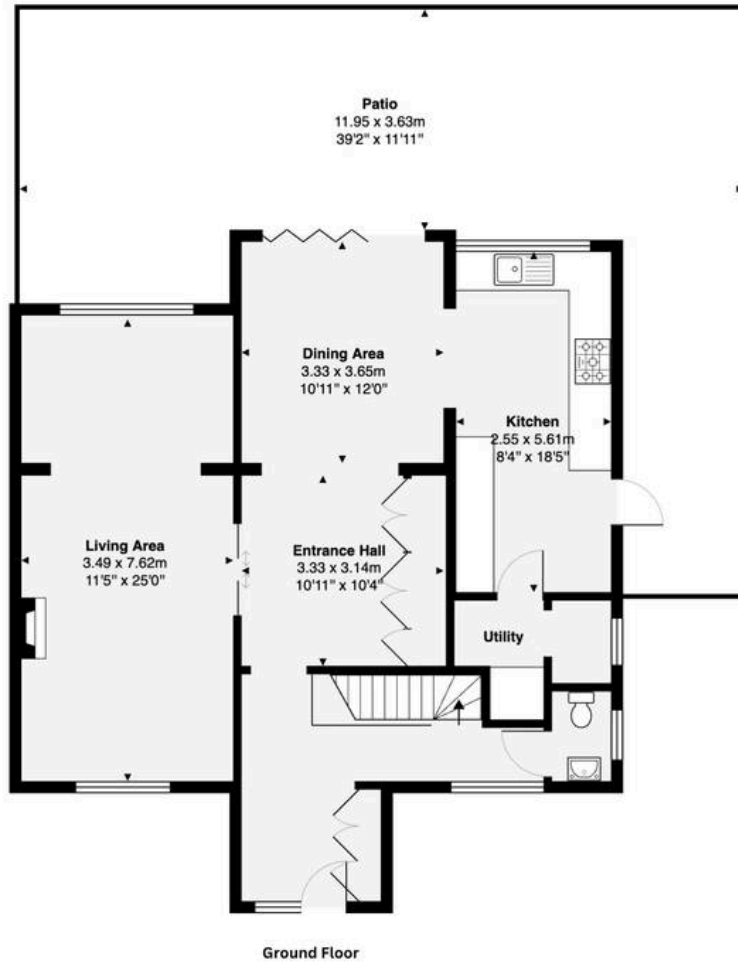
To the front, there is a lawned garden and a sweeping driveway providing parking for several vehicles.

An internal viewing is highly recommended to fully appreciate this exceptional family home.

#### Location

The property is conveniently located close to Warlingham Green, offering a selection of local shops, cafés and amenities, along with regular bus services to







## Park & Bailey Warlingham

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