



RAYNERS
TOWN & COUNTRY

**33 SUNNYBANK
WARLINGHAM, SURREY, CR6 9ST**

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A beautifully presented three-bedroom semi-detached home ideally located within a short distance of Warlingham Green and Sainsbury's supermarket. This impressive property has been thoughtfully extended to the rear, creating a stunning open-plan kitchen and dining space that is both modern and contemporary in design. The room is flooded with natural light thanks to a striking lantern roof, with doors opening directly onto the garden, making it perfect for both everyday living and entertaining. The property also features a stylish and comfortable lounge, along with a truly stunning ground floor bathroom finished to a high standard. Upstairs, there are three generously sized double bedrooms, including a principal bedroom that benefits from its own en-suite shower room. Outside, the home continues to impress with a fabulous garden designed for low maintenance, featuring artificial grass, a patio area ideal for outdoor dining, and a superb outbuilding currently used as an art studio. There is also a charming treehouse, perfect for children, adding a unique and playful touch to the outdoor space. To the front, the property offers ample off-road parking, completing this exceptional family home.







Tenure: Freehold Local Authority: Tandridge council Council Tax Band: E EPC Rating: D

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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