



19 Eglise Road, Warlingham - CR6 9SE

Guide Price **£695,000**





19 Eglise Road

Warlingham

Chain free two bedroom detached bungalow on a large level plot near Warlingham Green, offering spacious accommodation, garage, mature gardens and excellent potential to extend (STPP).

Council Tax band: F

Tenure: Freehold

- Detached two bedroom bungalow
- Offered with no onward chain
- Sought-after location close to Warlingham Green
- Large level plot of approximately one third of an acre
- Excellent potential to extend (STPP)
- Lounge with wood burner and conservatory access
- Extended kitchen with dining area
- Principal bedroom with ensuite shower room
- Driveway parking and garage



A well-proportioned two bedroom detached bungalow, offered to the market with **no onward chain**, occupying a generous and level plot in a sought-after side road close to Warlingham Green. The property offers excellent potential for further extension or reconfiguration, subject to the usual planning consents, presenting an exciting opportunity to create a bespoke family home.

The accommodation comprises a spacious entrance hall leading through to a comfortable lounge, complete with a wood burner and access to a double glazed conservatory overlooking the rear garden.

The kitchen has been extended to incorporate a dining area, creating a practical and sociable space with pleasant views across the garden.

There are two well-proportioned double bedrooms, with the principal bedroom benefiting from an ensuite shower room, in addition to a second shower room serving the remainder of the property.

Externally, the property is approached via a driveway providing off-street parking and leading to a garage positioned to the side. The rear garden is a particular feature, beginning with a paved patio area and extending to a generous lawn, complemented by a variety of mature trees and shrubs.

Set within a plot of approximately one third of an acre, the property offers significant scope to extend to the side or into the roof space, subject to the necessary consents.

As part of our provision, we may offer ancillary services to assist with your transaction. With your consent we will refer your details to a select group of providers. There is no obligation to provide your consent, or to uptake any of these services, but where you do, you should be aware of the following referral



Eglise Road, Warlingham, CR6

Approximate Area = 1193 sq ft / 110.8 sq m

Garage = 127 sq ft / 11.7 sq m

Total = 1320 sq ft / 122.5 sq m

For identification only - Not to scale



GROUND FLOOR



Park & Bailey Warlingham

Park & Bailey, 426 Limpsfield Road - CR6 9LA

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As part of our service, we may recommend ancillary providers to assist with your property transaction. Please scan here for our Referral Fee disclosure information.

