



RAYNERS
TOWN & COUNTRY

23 EGLISE ROAD
WARLINGHAM, SURREY, CR6 9SE

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At first glance, this property appears to be a bungalow—but step inside and you'll discover a truly remarkable home that just keeps on giving. Extended and thoughtfully designed, this deceptively spacious residence offers five generous bedrooms and three bathrooms, making it ideal for extended families or multi-generational living. The heart of the home is a modern kitchen/family room—perfect for everyday living and entertaining alike. A large utility room provides excellent additional storage and practicality.

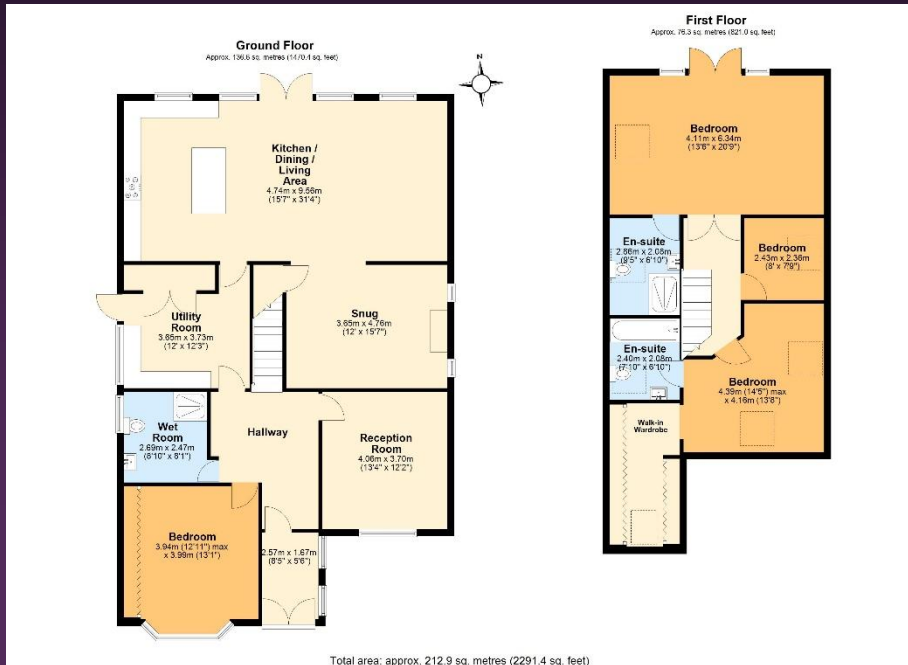
The ground floor features well-proportioned bedrooms, offering flexible living arrangements for guests, family members, or home office use. Upstairs, you'll find three further bedrooms, including two with stylish en-suite bathrooms, creating a private and comfortable retreat.

Outside, the property continues to impress with a huge, well-maintained garden. Enjoy a large lawn, mature shrubs, and a variety of outdoor spaces including a summer house and a separate cabin—ideal for relaxing, working from home, or entertaining.

To the front, a spacious driveway provides ample off-road parking.







Tenure: Freehold

Local Authority: Tandridge Council

Council Tax Band: F

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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