



Trenham Drive, Warlingham - CR6 9RU

Guide Price **£625,000**





23 Trenham Drive

Warlingham

Extended four bedroom semi-detached family home featuring a superb kitchen/dining/family room with bifold doors, study, utility room, master suite, driveway parking and double garage to the rear

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Extended four bedroom semi-detached family home
- Superb open plan kitchen/dining/family room
- Modern kitchen with quartz work surfaces
- Bifold doors opening to the rear garden
- Separate lounge with bay window
- Study, utility room and ground floor WC
- Three bedrooms and family bathroom on first floor
- Large master bedroom with ensuite on second floor
- Driveway providing parking for three vehicles
- Double garage and additional rear parking



An extended four bedroom semi-detached family home offering spacious and versatile accommodation, with a superb rear extension creating an impressive open plan kitchen, dining and family space. The property is entered via a welcoming entrance hall which leads to a bright lounge positioned at the front of the property, featuring a bay window and providing a comfortable separate reception room.

The former garage has been thoughtfully converted to create a useful study, ideal for those working from home, with an adjoining WC and a separate utility room.

To the rear of the property, the home has been significantly extended to create a fantastic open plan kitchen, dining and family room. This impressive space is fitted with an extensive range of modern units complemented by quartz work surfaces. The room offers ample space for both dining and relaxing, with bifold doors opening directly onto the rear garden, creating a wonderful indoor-outdoor flow.

On the first floor there are two well-proportioned double bedrooms, a single bedroom and a family bathroom.

The second floor is dedicated to a spacious principal bedroom suite, complete with an ensuite shower room.

Externally, the front of the property features a driveway providing off-street parking for up to three vehicles. To the rear, there is a double garage with additional parking. The remainder of the rear garden is mainly laid to lawn with a large paved patio area, ideal for outdoor entertaining.



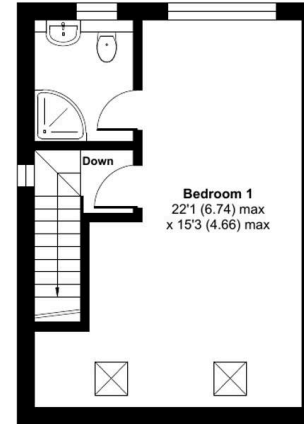
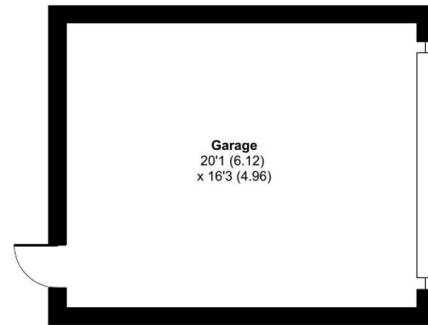
Trenham Drive, Warlingham, CR6

Approximate Area = 1719 sq ft / 159.7 sq m

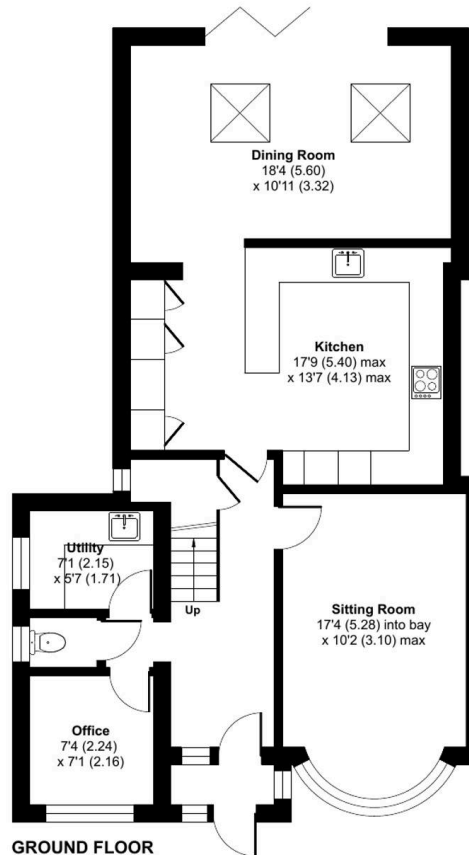
Garage = 327 sq ft / 30.3 sq m

Total = 2046 sq ft / 190 sq m

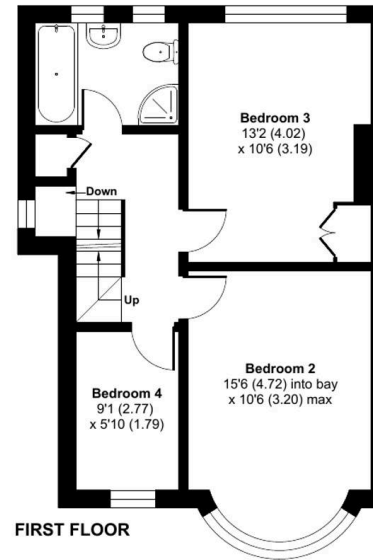
For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Park & Bailey Warlingham

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