



RAYNERS
TOWN & COUNTRY

32 KINGSWOOD LANE
WARLINGHAM, SURREY, CR6 9AJ

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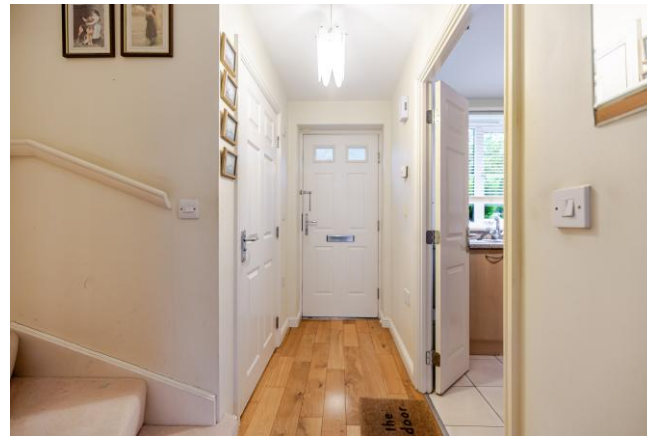
A well-presented two-bedroom end-of-terrace home, offered to the market with no onward chain. The accommodation comprises a welcoming entrance hall, a kitchen situated to the front of the property, a convenient downstairs cloakroom and a spacious living room to the rear. The living room benefits from direct access onto a level and private rear garden, providing an ideal space for outdoor entertaining and relaxation. Upstairs, there are two generous double bedrooms, both benefiting from fitted wardrobes, along with a family bathroom.

Further benefits include undercover parking.

The property is situated on a sought-after road in Warlingham, within easy walking distance of a range of local amenities. A number of primary and secondary schools are located nearby, while supermarkets and Upper Warlingham railway station are also within proximity, making this an ideal location for both families and commuters.

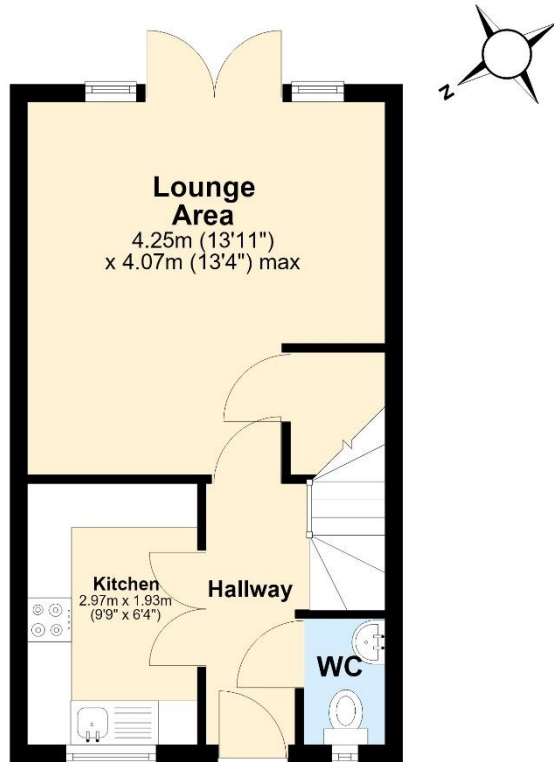
An excellent opportunity to acquire a well-located home with excellent potential for a variety of buyers.





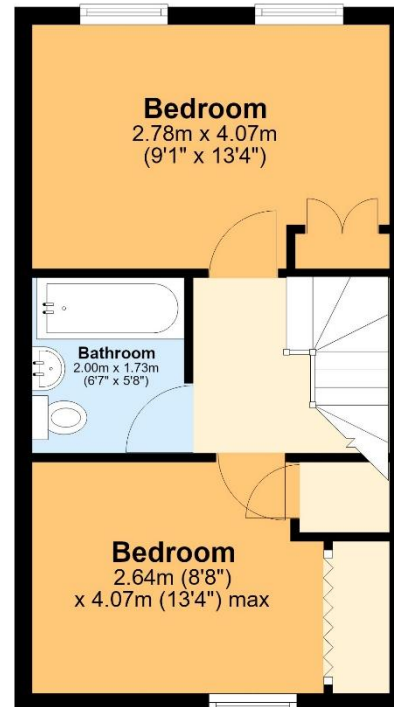
Ground Floor

Approx. 29.8 sq. metres (320.4 sq. feet)



First Floor

Approx. 31.0 sq. metres (333.4 sq. feet)



Total area: approx. 60.7 sq. metres (653.9 sq. feet)



Tandridge district council- Tax band D EPC Rating- C

VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT

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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