



**Paul Meakin**  
 ESTATE AGENTS

Approximate total area<sup>(1)</sup>  
 970 ft<sup>2</sup>  
 90.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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EST 1973  
**Paul Meakin** £425,000 Kingswood Lane, Warlingham, CR6 9AG  
 ESTATE AGENTS

Offered to the market with no onward chain, this three-bedroom semi-detached home presents an exciting opportunity for buyers looking to create their ideal family home. Requiring full modernisation, the property offers well-proportioned accommodation with excellent potential to renovate, reconfigure and extend, STPP.

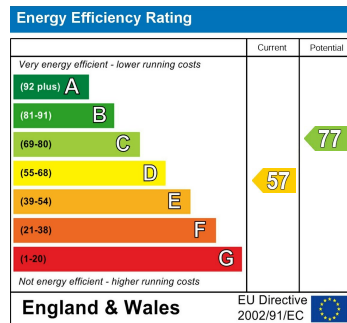
The ground floor comprises an entrance hall, living room, separate dining room, kitchen, downstairs WC and rear glass porch. An attached garage provides additional storage and offers further scope for conversion STPP. The versatile layout provides an excellent foundation for creating contemporary family living space tailored to individual requirements.

Upstairs, there are currently three bedrooms, a family bathroom and a separate WC. The property also benefits from a south-facing rear garden, providing a wonderful blank canvas for landscaping and family enjoyment.

Kingswood Lane is a highly sought-after residential location just off Limpsfield Road, conveniently positioned within walking distance of the local shops and amenities at Hamsey Green. The beautiful Kings Wood is nearby, offering excellent opportunities for walking and recreation, while a range of highly regarded schools for all ages, including Warlingham School, are within easy reach.

For commuters, the 403 bus route provides regular services to Croydon, Sanderstead and Warlingham, with nearby rail stations offering connections into Central London.

This is a rare opportunity to acquire a property with significant potential in a desirable location and transform it into a superb long-term family home.



TAX BAND: E



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

- CHAIN FREE
- Three-bedroom semi-detached home
- Renovation required throughout
- Excellent extension potential (STPP)
- Two separate reception rooms
- Attached garage and off street parking
- Walk to Hamsey Green shops and amenities
- Close to Kings Wood
- Close to good primary and secondary schools
- Good transport bus links, 1.4 miles to Upper Warlingham station

Entrance Hall 14'7" x 5'6" (4.46 x 1.68)	Landing 9'8" x 3'4" (2.97 x 1.02)
Living Room 12'11" x 11'7" (3.96 x 3.55)	Bedroom One 13'6" x 11'2" (4.12 x 3.41)
Dining Room 13'8" x 10'7" (4.17 x 3.23)	Bedroom Two 13'9" x 11'2" (4.20 x 3.41)
Kitchen 8'2" x 6'3" (2.51 x 1.93)	Bedroom Three 7'4" x 5'11" (2.26 x 1.82)
Conservatory 4'3" x 5'4" (1.30 x 1.65)	Bathroom 5'5" x 5'10" (1.67 x 1.80)
WC 4'0" x 2'11" (1.24 x 0.91)	Upstairs WC 2'9" x 2'11" (0.84 x 0.89)
Garage 15'6" x 8'0" (4.73 x 2.44)	Garden

