



RAYNERS
TOWN & COUNTRY

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WARLINGHAM, SURREY, CR6 9NT

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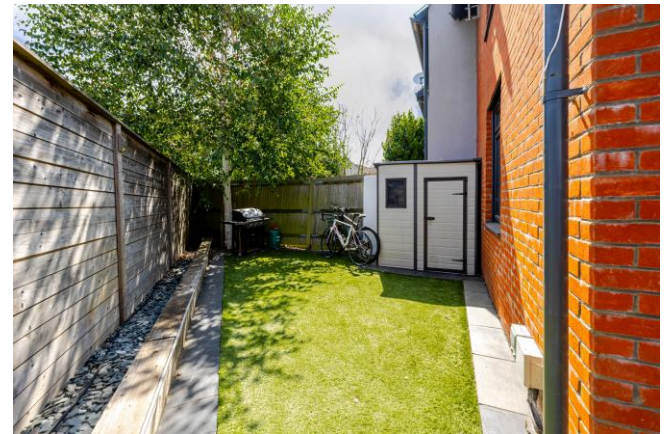
Beautifully presented two-bedroom end-of-terrace home with a versatile bonus loft room currently arranged as an additional double bedroom. Set in a central position for Warlingham village, this charming property blends modern living with smart use of space, ideal for first-time buyers, downsizers, or investors seeking a ready-to-enjoy home with excellent convenience.

The ground floor features a stylish modern kitchen and a welcoming lounge that opens directly onto a thoughtfully designed garden. Compact and low-maintenance yet cleverly landscaped, the outdoor space offers an impressive setting for relaxing and entertaining. A handy ground-floor WC adds everyday practicality.

Upstairs, two generous double bedrooms are served by a contemporary family bathroom on the first floor. A further staircase leads to the top-floor bonus room, providing a superb additional double bedroom or flexible space for a home office, studio, or guest suite.

Further benefits include private parking and a position that places you moments from Warlingham's shops, cafés, and transport links. Offered with no onward chain, this is a fabulous buy not to be missed.







Tenure: Freehold Local Authority: Tandridge Council
Service charge for the road approx. £50 per month

Council Tax Band: D EPC Rating: C

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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