



157 Limpsfield Road, Warlingham - CR6 9RG

Guide Price **£600,000**





157 Limpsfield Road

Warlingham, Warlingham

Offered to the market by Park & Bailey is this extended four bedroom semi detached family home situated in a convenient location within a short walk of Warlingham Green and schools for all ages.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D



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Warlingham, Warlingham

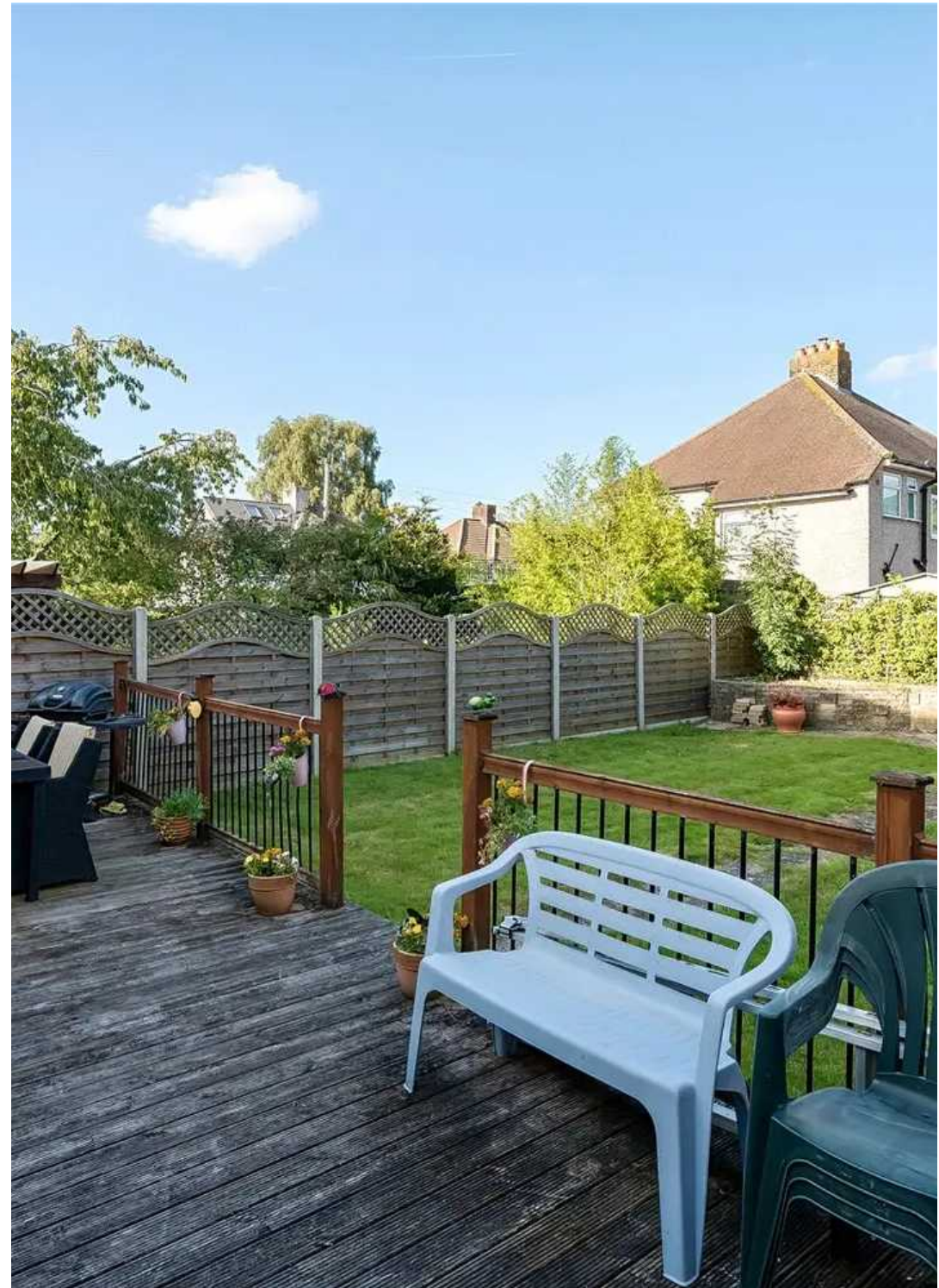
Offered to the market by Park & Bailey is this extended four bedroom semidetached family home situated in a convenient location within a short walk of Warlingham Green and schools for all ages.

The accommodation briefly comprises an enclosed porch leading to the entrance hall with double doors leading to the lounge with double glazed bay window to the front aspect. To the rear of the property is an extended kitchen/dining/family room with a fitted range of base and eye level units with work surfaces over and breakfast bar.

The property has also been extended to the side to create a study with shower room and a utility room with access to the rear garden. Stairs lead from the entrance hall to the first floor landing. The master bedroom has a range of fitted wardrobes and a double glazed bay window to the front aspect.

The second bedroom also has fitted wardrobes and stairs leading to the loft room. Bedroom Three has a door leading to a further room which would create a study area or could be knocked through to create a larger bedroom. There is also a further single bedroom and a family bathroom on the first floor. Outside To the front of the property is a driveway providing off street parking.

The rear garden has an area of decking leading to the remainder of the garden mainly laid to lawn.







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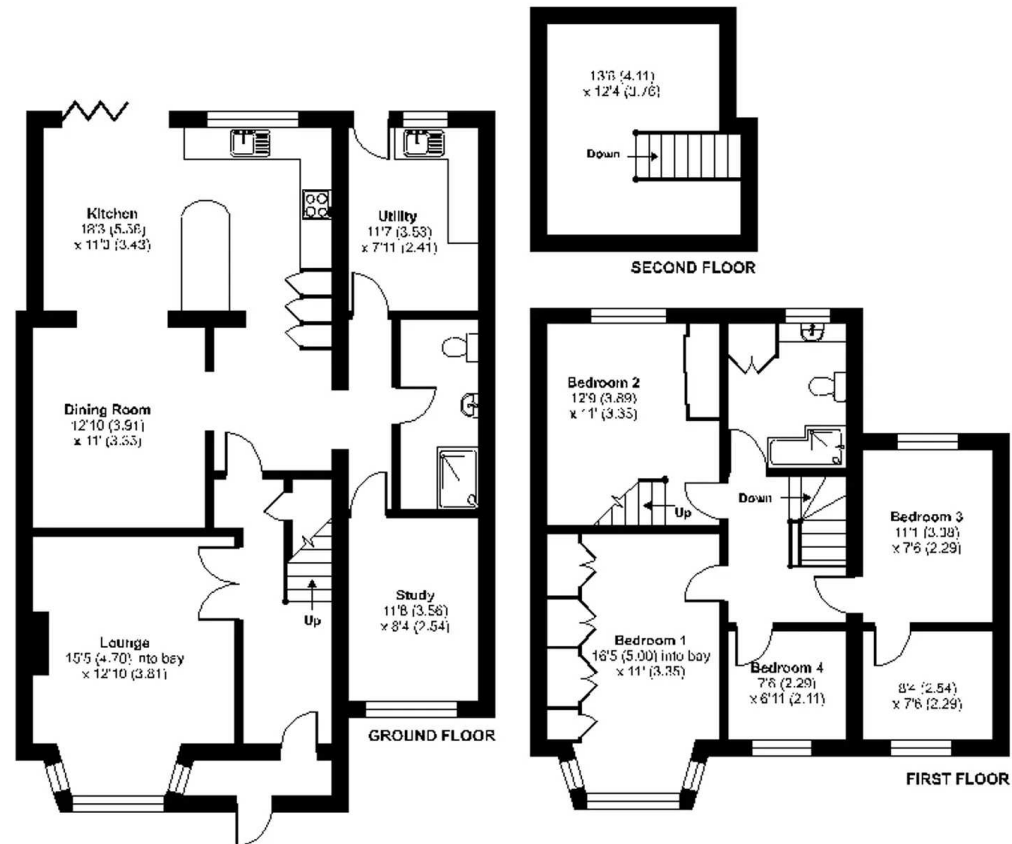
COUNCIL TAX BAND F

As part of the service we offer, we may recommend ancillary services to you which we believe will help your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services, but where you do, you should be aware of the following referral fee information. You are also free to choose an alternative provider. Taylor Rose MW - £200

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Approximate Area = 1988 sq ft / 184.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nich-com 2023. Produced by Park & Bailey. RLI : 1016048



Park & Bailey Warlingham

Park & Bailey, 426 Limpsfield Road - CR6 9LA

01883 626326 • warlingham@parkandbailey.co.uk • www.parkandbailey.co.uk/