



196A Farleigh Road, Warlingham - CR6 9EE

Guide Price £650,000





## 196A Farleigh Road

Warlingham, Warlingham

Park & Bailey are delighted to offer to market this extended three bedroom detached bungalow.

The property benefits from the lovely well maintained rear garden and its semi-rural location. Viewings highly recommended.

Council Tax band: E

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Detached Bungalow
- Beautiful Secluded Gardens
- Three Reception Rooms
- Drive Way For Several Cars
- Three Bedrooms
- Viewings Advised



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The property comprises of: Solid wooden door leading to entrance hall with original Parque flooring throughout with radiator, storage cupboard, access to loft space and doors leading to Master Bedroom with a large double glazed bay window to front aspect, Parque flooring, fitted wardrobes and radiator.

Bedroom Three: Double glazed window to front aspect, radiator and Parque flooring. Family Bathroom: Comprising a panel enclosed bath, separate shower cubicle, low level w/c, pedestal sink part tiled floors, radiator and obscured double glazed window to rear aspect.

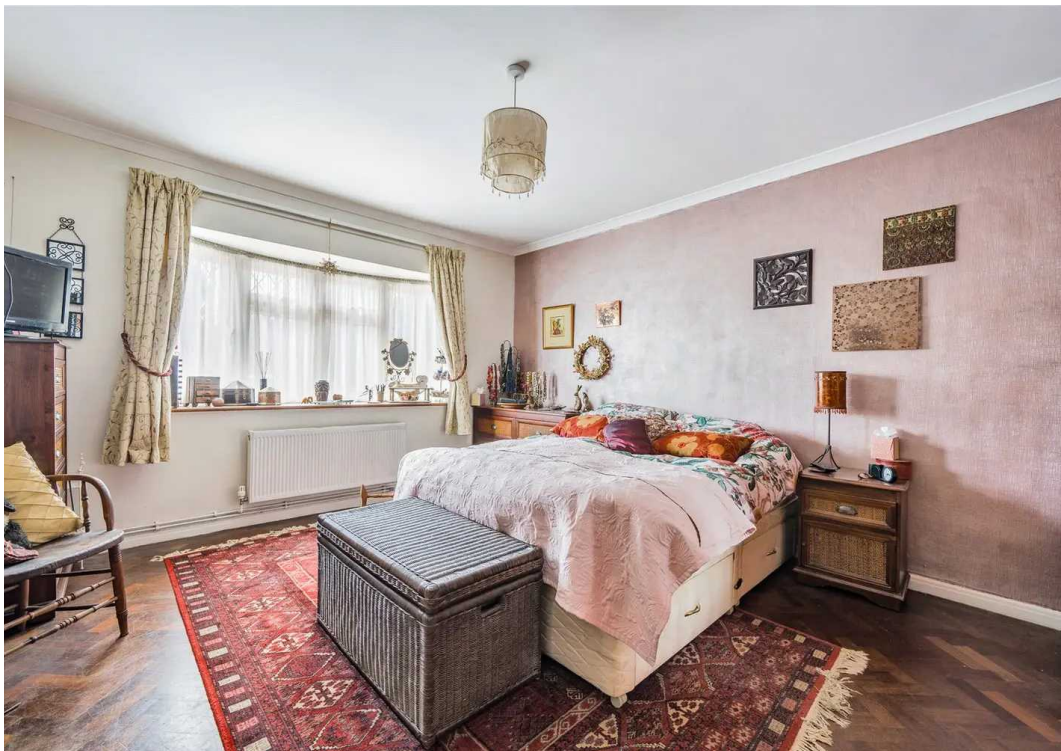
Lounge: Good size light and airy lounge to rear aspect with radiator and double glazed patio doors leading to rear garden. door leading to extended dining room with access to the rear garden. Door to: Bedroom Three with double glazed window to front aspect, fitted wardrobes and radiator.

Kitchen: Comprising a range of eye and base level units. Inset stainless steel sink with drainer and mixer tap. Cupboard housing wall mounted boiler. Space and plumbing for dish washer, space for washing machine, fridge freezer and cooker. double glazed window to side aspect. The rear of the Kitchen you have an conservatory with tiled flooring and access to the rear garden.

Outside: To the rear: beautifully presented garden mainly laid to lawn with an area of decking. The garden is very secluded and has been maintain by the current vendors with large shrubs boarding the garden, two sheds to the rear with rear access to the fields behind. To the front: gravel drive way with parking for several cars, side access leading through to the rear garden. Farleigh Road is located off Limpsfield Road within walking distance of the Village Green where an array of shops to include coffee bars, restaurants and a supermarket. In addition a Sainsburys supermarket is close by as are reputable schools to include Warlingham Village and Warlingham High School. The area is well served with open spaces to include Blanchmans Farm.

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







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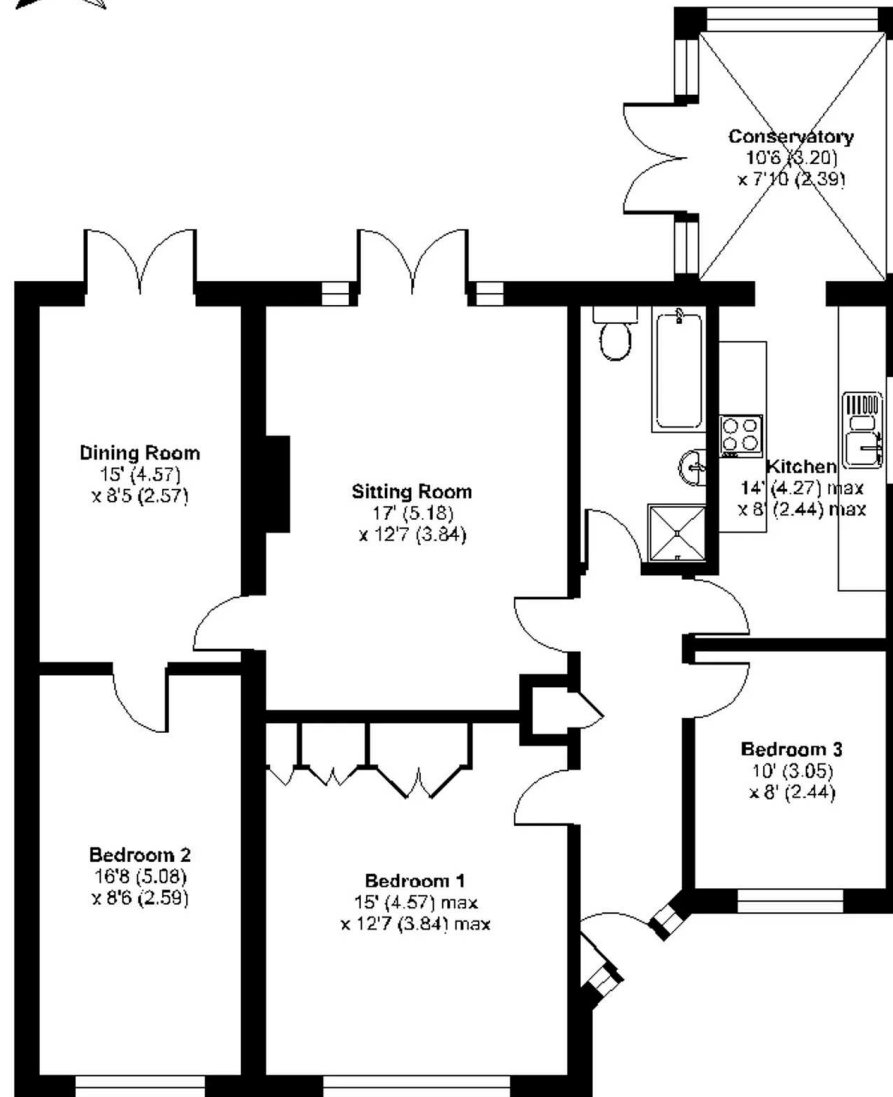
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Approximate Area = 1144 sq ft / 106.2 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nich-com 2023. Produced for Park & Bailey. NLI : 588591



## Park & Bailey Warlingham

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