



**55 Alexandra Road, Warlingham – CR6 9DW**

Guide Price **£435,000**







## 55 Alexandra Road

Warlingham, Warlingham

A two double bedroom semi detached cottage with two reception rooms and off street parking with planning permission for a ground floor extension.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Semi-Detached House
- 2 Bedroom
- 2 Receptions
- Off Street Parking
- Garden





A two double bedroom semi detached cottage with two reception rooms and off street parking with planning permission for a ground floor extension.

Situated in a quiet side road close to open countryside is this two bedroom semidetached cottage.

The accommodation comprises of a hall with a door leading to the lounge located to the front of the property with double glazed window and feature fireplace.

The dining room is located to the rear of the property, built in storage and double glazed window overlooking the rear garden. A door leads to the kitchen with access to the rear garden.

On the first floor there are two double bedrooms and a good size family bathroom comprising panel enclosed bath with shower over, wash basin with cupboards below and w.c.

Outside - to the front of the property is a block paved area providing off street parking for a small car with side access leading to the rear garden.

The property does also have the benefit of planning permission for a ground floor extension to create a large kitchen/dining/family room and a larger entrance hall. please contact us for further details.

COUNCIL TAX BAND C

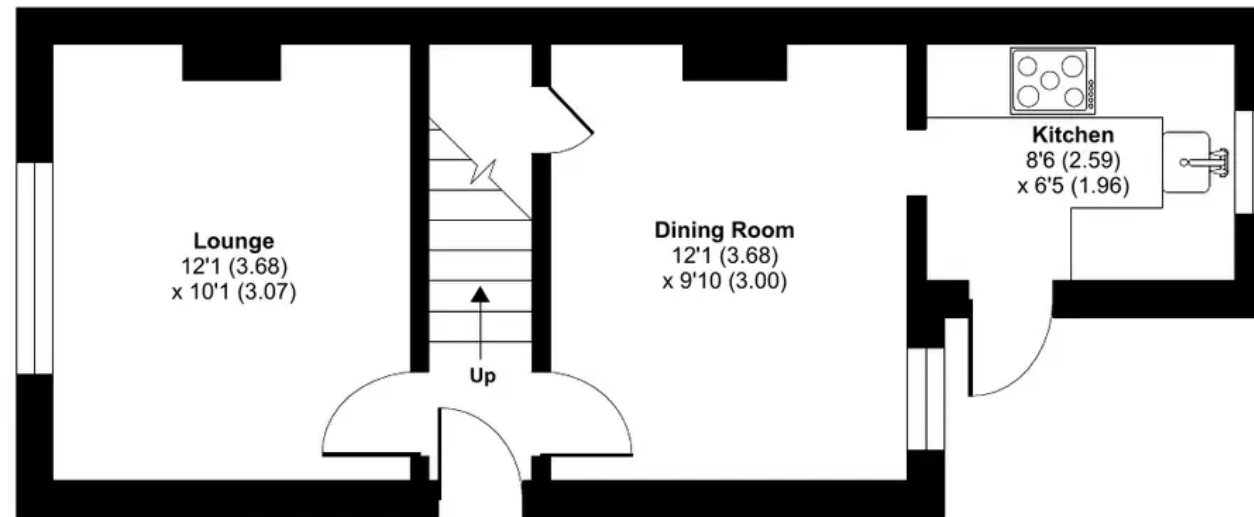
As part of the service we offer, we may recommend ancillary services to you which we believe will help your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your 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



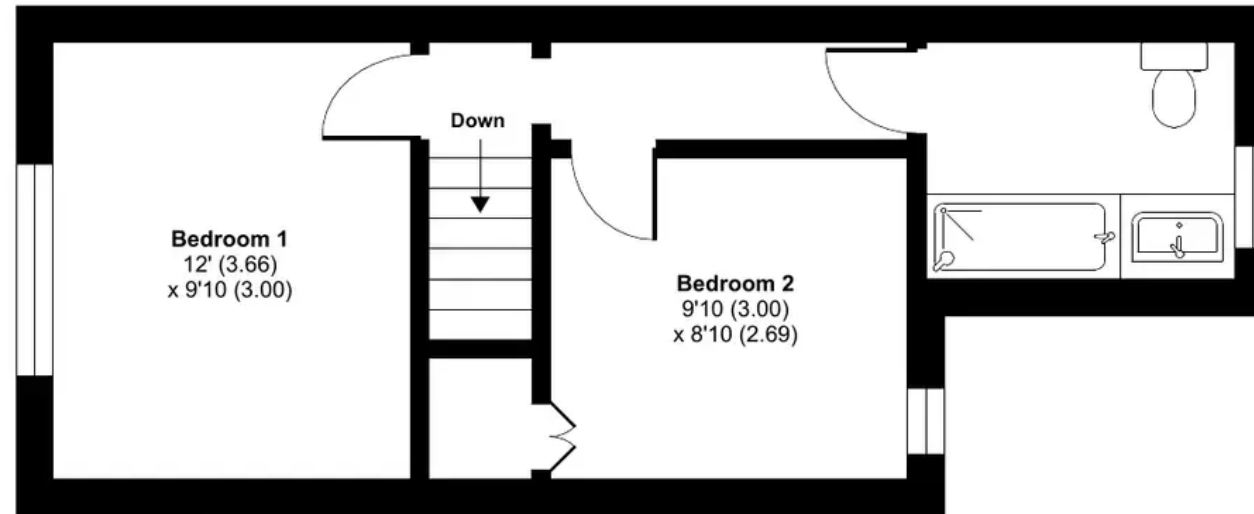
# Alexandra Road, Warlingham, CR

Approximate Area = 680 sq ft / 63.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR







## Park & Bailey Warlingham

Park & Bailey, 426 Limpsfield Road - CR6 9LA

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