



249 Hillbury Road, Warlingham - CR6 9TL
£775,000





249 Hillbury Road

Warlingham, Warlingham

A four bedroom detached family home with three reception rooms offering potential for extension and improvement. Situated in a highly sought after location and offered with no onward chain.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Detached four bedroom family home
- In need of updating
- Lounge
- Dining Room
- Tandem Garage
- Driveway



Property Details:

This property presents an opportunity to acquire a four-bedroom detached house with three reception rooms offering ample space for a growing family. The property has been owned by the same family since built. In need of some refurbishment, this residence provides a blank canvas for renovation and potential for further extension to suit individual preferences.

Key Features:

- **Four Bedrooms:** The house comprises four bedrooms, providing comfortable accommodation for a family or individuals seeking extra space.
- **Lounge:** A spacious lounge area offers a welcoming atmosphere, ideal for relaxation and entertaining guests.
- **Dining Room:** Adjacent to the lounge, the dining room provides a separate area for family meals and gatherings, enhancing the functionality of the living space.
- **Study:** Additionally, the property includes a study, offering a designated space for work or quiet reflection.

Renovation Potential:

While the property requires some work, it presents an excellent opportunity for those looking to put their stamp on a home. With a bit of renovation, this house can be transformed into a comfortable and stylish living space tailored to the owner's preferences. There is also potential for extension to create a large family home.

Location:

The property is conveniently located in Warlingham, offering easy access to local amenities, schools, and transport links. Residents can enjoy the tranquility of suburban living while remaining within reach of urban conveniences.

Overall, Hillbury Road presents an exciting opportunity to create a personalised home in a desirable location. With its generous living spaces and renovation potential, this property is sure to appeal to those seeking a project to make their own.

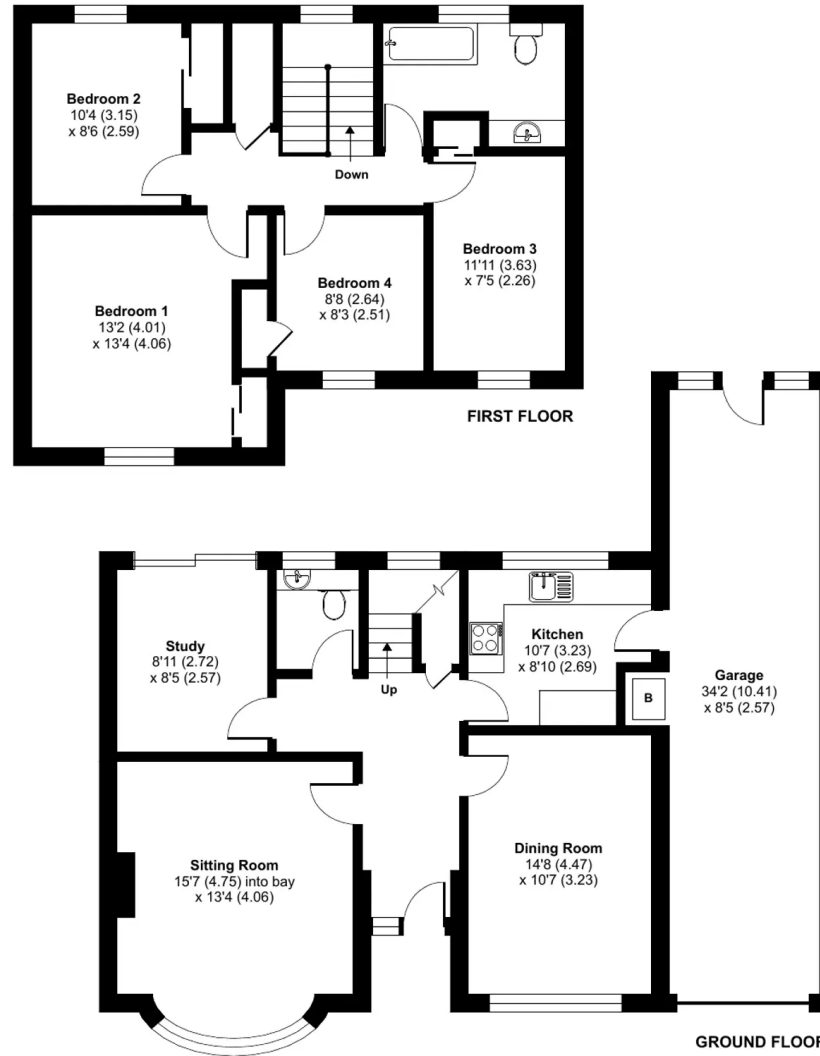
The property is situated in a popular residential road within easy reach of Warlingham Village Green a choice of main line train stations and Whyteleafe Park which offers a fantastic place for children and dog walkers.



Hillbury Road, Warlingham, CR6

Approximate Area = 1675 sq ft / 155.6 sq m (includes garage)

For identification only - Not to scale





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