



Farleigh Road, Warlingham - CR6 9ED

Guide Price £550,000







## 78 Farleigh Road

Warlingham, Warlingham

An extended three bedroom semi detached family home situated in a sought after location close to the highly sought after Warlingham Village school.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: F

- Large Conservatory
- Parking For Several Cars
- Large Level Rear Garden
- Loft Room





Porch with double glazed windows to front and side.

Cloakroom with wash hand basin, low level w/c, heated towel rail, double glazed window to front.

Entrance hall - under stairs storage cupboard.

Lounge - radiator, gas fire, double glazed bay window to the front aspect.

Dining Room - radiator, two sets of patio doors lead to the conservatory.

Large L shaped Conservatory with double glazed windows overlooking the rear gardens and double glazed French doors leading to the rear gardens.

Kitchen - the kitchen has been fitted in a matching range of wall and base units, integrated oven and hob, white ceramic sink with mixer tap and drainer, double glazed window to rear.

Utility room - base units, plumbing for washing machine, window to rear, door to rear garden.

Store room with up and over door to the front.

Landing with built in airing cupboard.

The master bedroom has been extended to provide a spacious double bedroom with dressing area, radiator, built-in wardrobe, double glazed window to rear.

Bedroom 2 with radiator, double glazed bay window to front.

Bedroom 3 with radiator, double glazed window to rear.

Bathroom - bath with shower over, pedestal wash hand basin, low level w/c, heated towel rail, double glazed window to side.

Outside

Off street parking for several cars to front.

Rear gardens, patio area leading to the remainder of the garden mainly laid to lawn, side access.



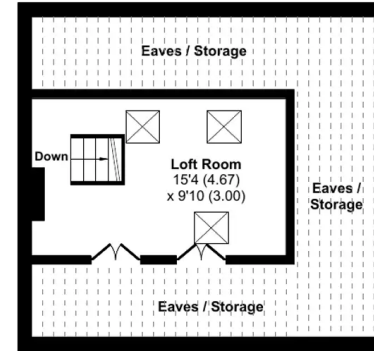
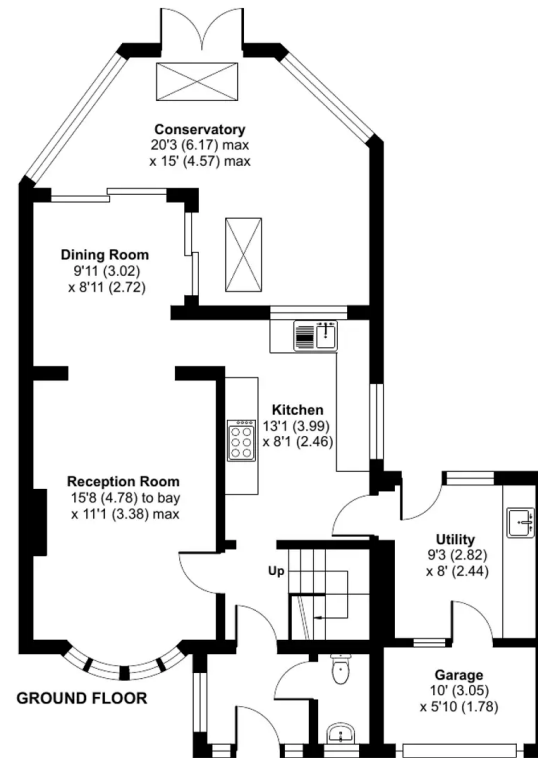
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Approximate Area = 1503 sq ft / 139.6 sq m (includes garage)

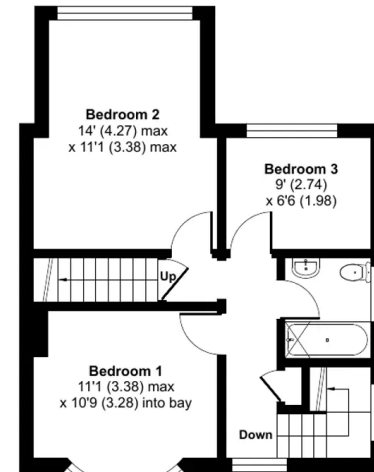
Limited Use Area(s) = 257 sq ft / 23.8 sq m

Total = 1760 sq ft / 163.4 sq m

For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR







## Park & Bailey Warlingham

Park & Bailey, 426 Limpsfield Road - CR6 9LA

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