



**3 Waterfield Drive, Warlingham - CR6 9HP**

Guide Price **£995,000**







## 3 Waterfield Drive

Warlingham, Warlingham

Situated in a highly sought after location is this exciting opportunity to purchase this three/four bedroom detached family home offering huge potential for extension and the chance to create a wonderful bespoke family home. NO CHAIN  
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- No Chain
- Potential to extend SSPP
- Sought after cul de sac location
- Large level garden
- Walking distance to Warlingham Village





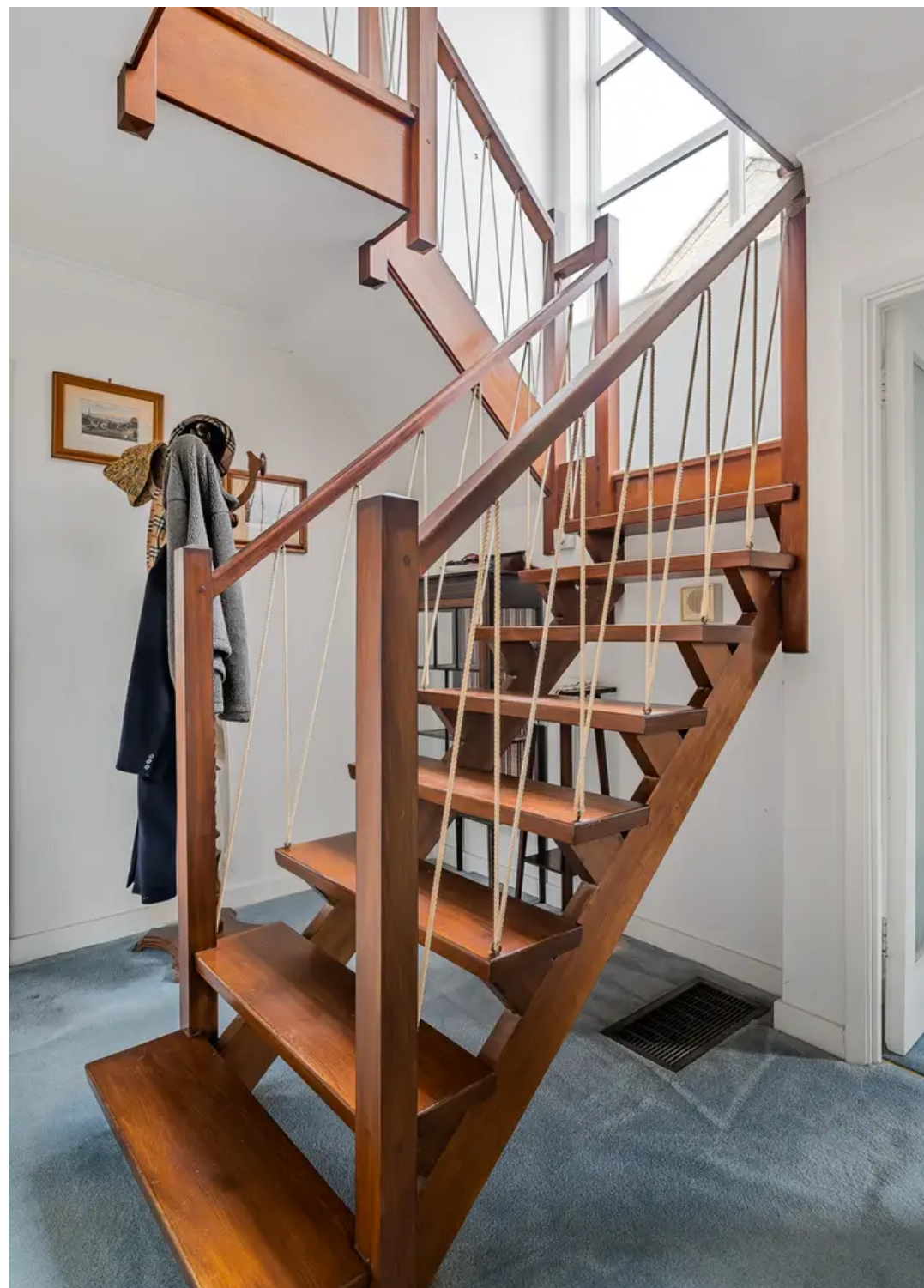
Nestled within a sought-after cul-de-sac, this three/four bedroom detached house presents an exciting opportunity for those seeking a home with ample potential. Boasting a generous plot with a large garden, this property offers the perfect canvas for creating your dream home. With the potential for extension, there's ample room to expand and customise to your preferences, subject to relevant planning permissions.

The existing layout of the house provides a flexible living space, with a ground floor study or fourth bedroom. While the property requires updating, its desirable location make it a prime investment opportunity.

Outside, the spacious garden offers endless possibilities for outdoor activities, gardening enthusiasts, or simply enjoying the tranquility of the surroundings. Additionally, a double garage provides convenient parking and storage space.

Whether you're looking to renovate and extend or simply add your personal touch, this property offers a rare chance to create a bespoke home in a desirable location. Don't miss out on the opportunity to turn this lovely family home into your ideal living space.

Situated in a convenient cul-de-sac location and within easy reach of Warlingham Village Green with its extensive range of shops, pubs, restaurants and bus route. The property is also within easy reach of a choice of main line train stations.

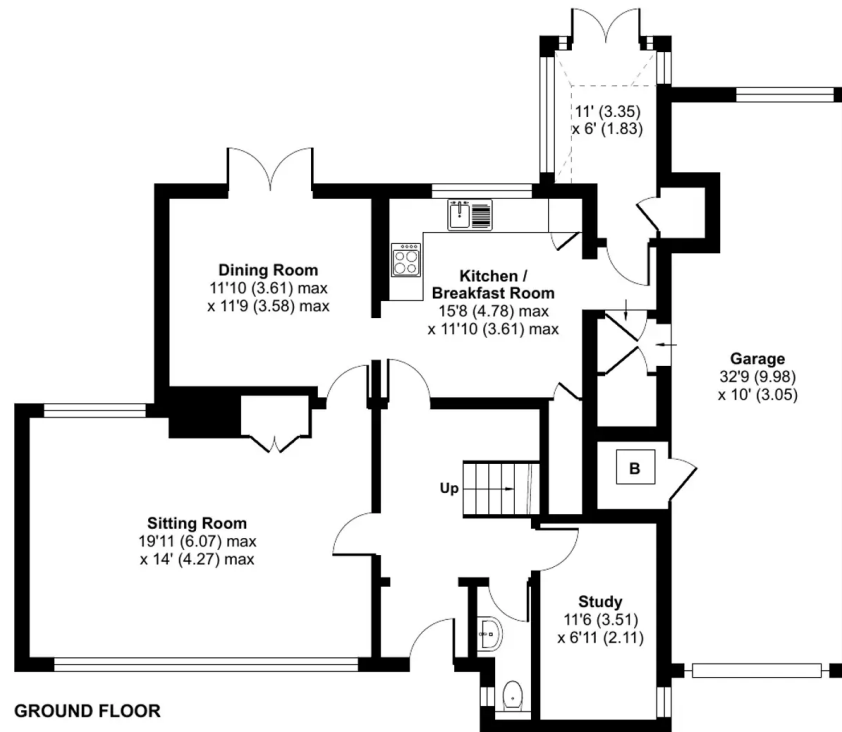
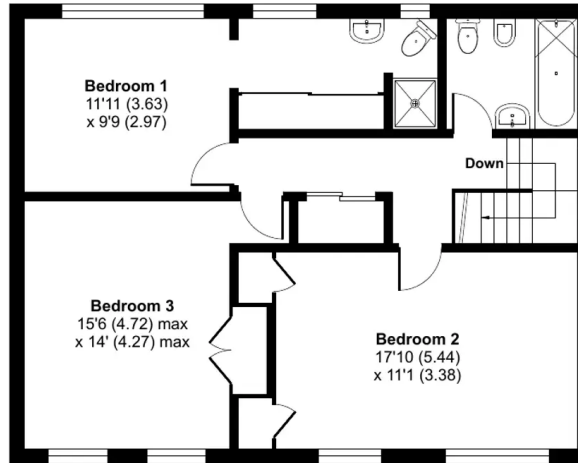


# Waterfield Drive, Warlingham, CR6



Approximate Area = 1764 sq ft / 163.8 sq m  
Garage = 332 sq ft / 30.8 sq m  
Total = 2096 sq ft / 194.7 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). ©nlcheom 2024. Produced for Park & Bailey. REF: 1081875





## Park & Bailey Warlingham

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