



31 Albert Road, Warlingham - CR6 9EP

Guide Price **£500,000**





31 Albert Road

Warlingham, Warlingham

Brand new, two double bedroom, detached bungalow for sale situated within a convenient location within walking distance of Warlingham Green & Sainsburys supermarket. Finished and ready to move into.

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Detached Bungalow
- New Build
- Drive Way
- No Chain
- Open Planned Living



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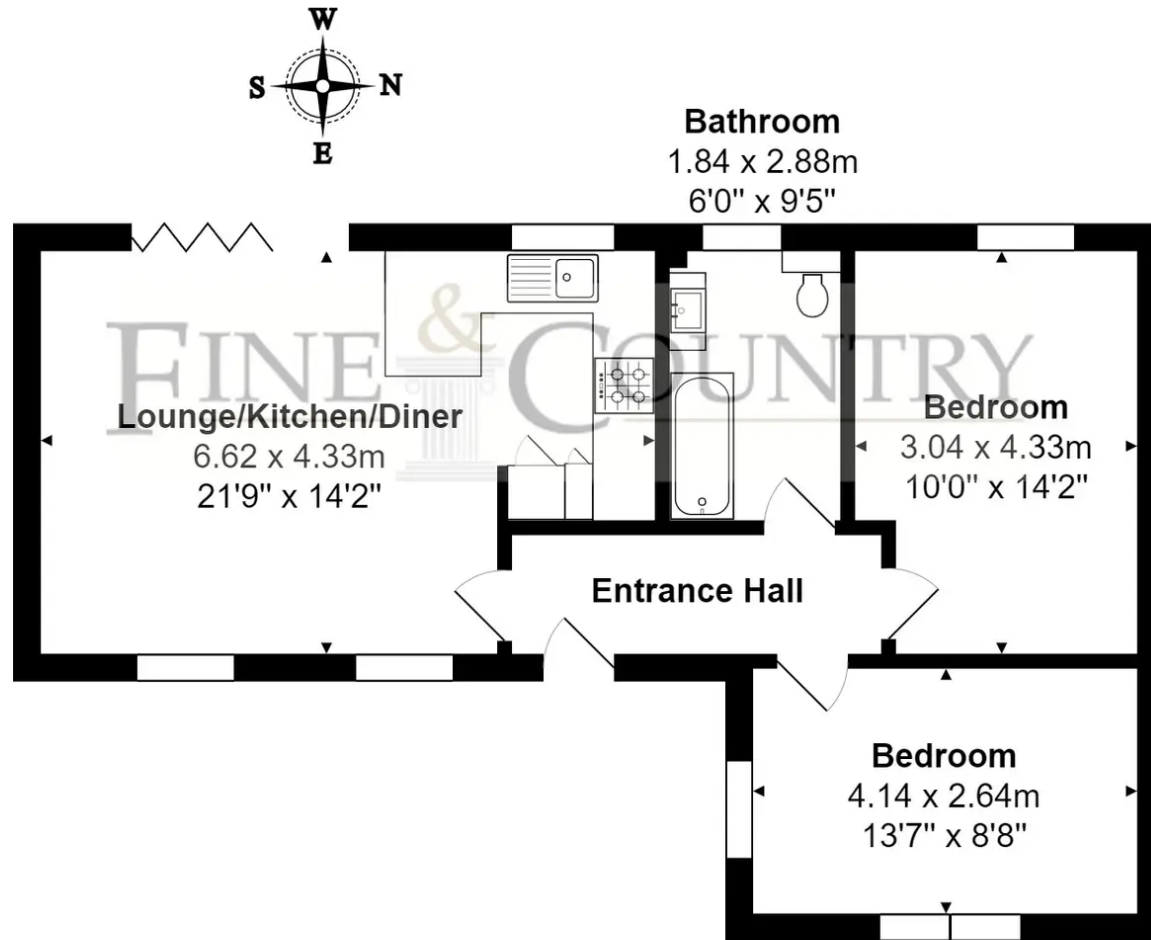
Finished and ready to move into. A tastefully designed, brand new, fully detached bungalow standing towards the end of this quiet cul de sac within walking distance of the Sainsburys superstore and bus links to the large shopping and commercial centre of Croydon, some 7 miles to the North.

With attractive, sash style double glazing and good thermal insulation this energy efficient home should have a wide appeal to home hunters seeking value for money. With disabled access, the property has underfloor heating under a pale grey laminate flooring.

The open plan lounge/dining room has bifolding doors to the south/west facing level rear garden with a large patio and lawns with fencing to all sides. The kitchen has a sociable breakfast bar area, attractive stone worktops, white fronted kitchen units with butler sink, fitted washing machine, 4 burner gas hob with electric oven under, pull out larder drawer. Indesit integrated dishwasher and integrated fridge and freezer unit. There are two double bedrooms with the principal bedroom being double aspect overlooking the front garden and the second bedroom overlooking the rear garden.

The spacious bathroom has a rain shower over bath, vanity sink unit with Bluetooth/light mirror above, concealed cistern w/c, large ceramic tiles with underfloor heating and a large fitted mirror above the bath. Complete with a 10 year building warranty the property benefits from underfloor heating, attractive double glazed sash style windows, fitted blinds to the bedrooms and bathroom, block paving to the front garden providing off road parking for 2-3 cars, spacious loft and easy maintenance with weatherboarding to the front and outside lighting.





Albert Road, Warlingham

Total Area: 62.9 sq m ... 677 sq ft

All measurements are approximate and for display purposes only.





Park & Bailey Warlingham

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