



11a Hamsey Green Gardens, Warlingham - CR6 9RS

Guide Price **£475,000**





11a Hamsey Green Gardens

Warlingham, Warlingham

Charming 3-bed semi-detached home boasts 2 reception rooms, conservatory, garage, and off-street parking in a tranquil cul-de-sac. Ideal for families with proximity to schools, bus routes, and shops.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Entrance Hall
- Lounge
- Dining Room
- Conservatory
- Kitchen
- Three Bedrooms
- Off Street Parking
- Garage



Presenting a three-bedroom semi-detached family home nestled within a serene cul-de-sac, conveniently situated near reputable schools, a bus route, and the picturesque Riddlesdown Common. Boasting a harmonious blend of comfort and convenience, this residence offers an inviting ambiance for modern family living.

Upon entry, you are greeted by a welcoming lounge exuding warmth and charm, providing an ideal space for relaxation and gatherings alike. Adjacent lies the elegant dining room, seamlessly flowing into a delightful conservatory, bathed in natural light and offering views of the garden.

The kitchen featuring ample cabinetry and has access to the rear garden. Upstairs, the accommodation comprises two generously sized double bedrooms, each offering ample space for rest and rejuvenation. Additionally, a cozy single bedroom provides versatility to suit various household needs, whether it be a home office or a peaceful retreat.

Externally, the property boasts a convenient parking space along with a garage, providing ample storage or secure parking options. The garden offers a tranquil outdoor sanctuary, perfect for alfresco dining or a great play area for the children.

In summary, this charming family home offers an idyllic lifestyle within a sought-after location, combining practicality with comfort to create the perfect haven for modern living. With its proximity to essential amenities and natural attractions, this property presents an exceptional opportunity for discerning buyers seeking a harmonious blend of convenience and tranquility. Arrange your viewing today to experience the allure of this wonderful home firsthand.

Located in a quiet cul-de-sac within easy reach of schools for all age groups, bus route and a selection of local shops at Warlingham and Hamsey Green.



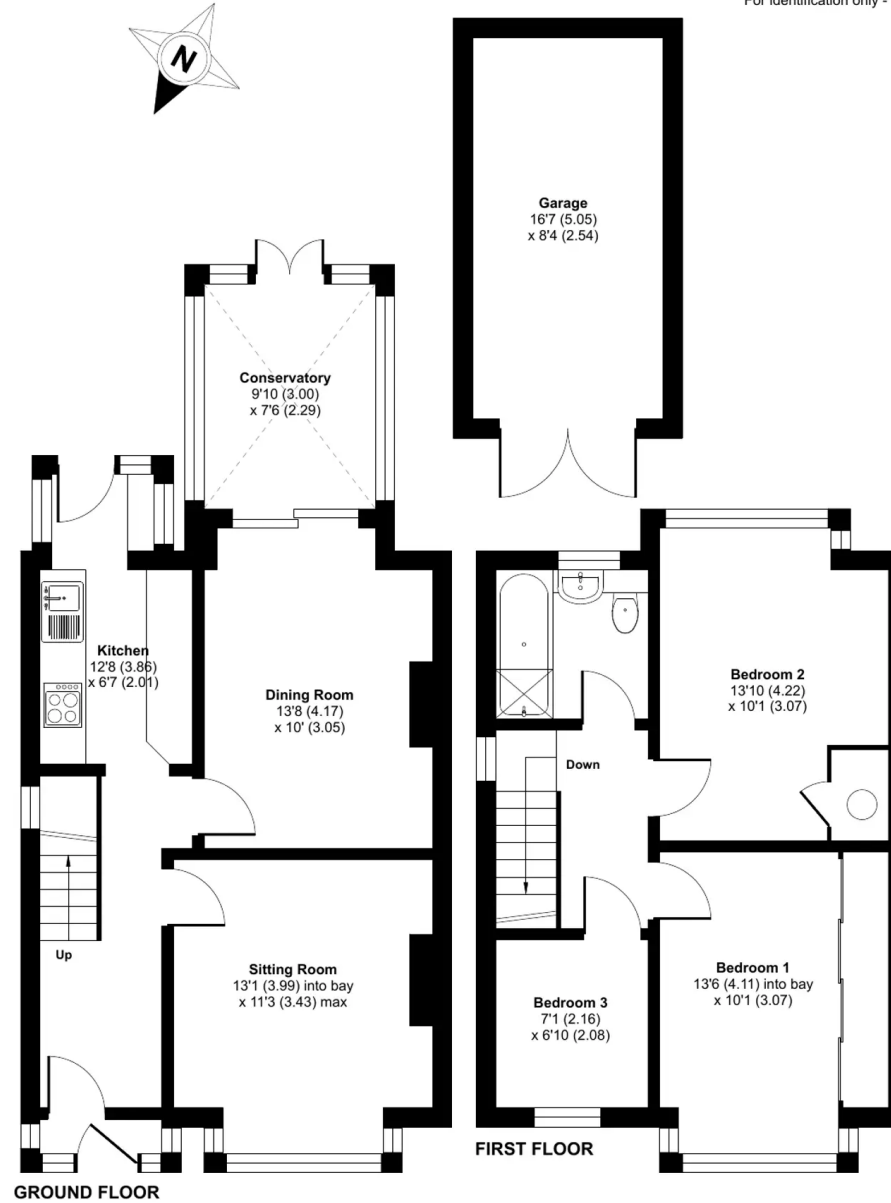
Hamsey Green Gardens, Warlingham, CR6

Approximate Area = 972 sq ft / 90.3 sq m

Garage = 139 sq ft / 12.9 sq m

Total = 1111 sq ft / 103.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nlchecon 2024. Produced for Park & Bailey. REF: 1097052



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