



Martin Close, Warlingham - CR6 9AD

In Excess of **£450,000**





5 Martin Close

Warlingham, Warlingham

A bright and well presented three bedroom terrace house situated in a cul-de-sac close to Schools and local shops with off street parking and a garage to the rear.

This charming three-bedroom terrace house presents an ideal opportunity for families or discerning buyers seeking a comfortable and conveniently located residence. The property boasts a desirable blend of modern living spaces and functional amenities.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Lounge
- Kitchen/Dining Room
- Three Bedrooms
- Bathroom
- Double glazing
- Gas Central Heating
- Off Street Parking
- Garage at rear
- Potential to Extend STPP



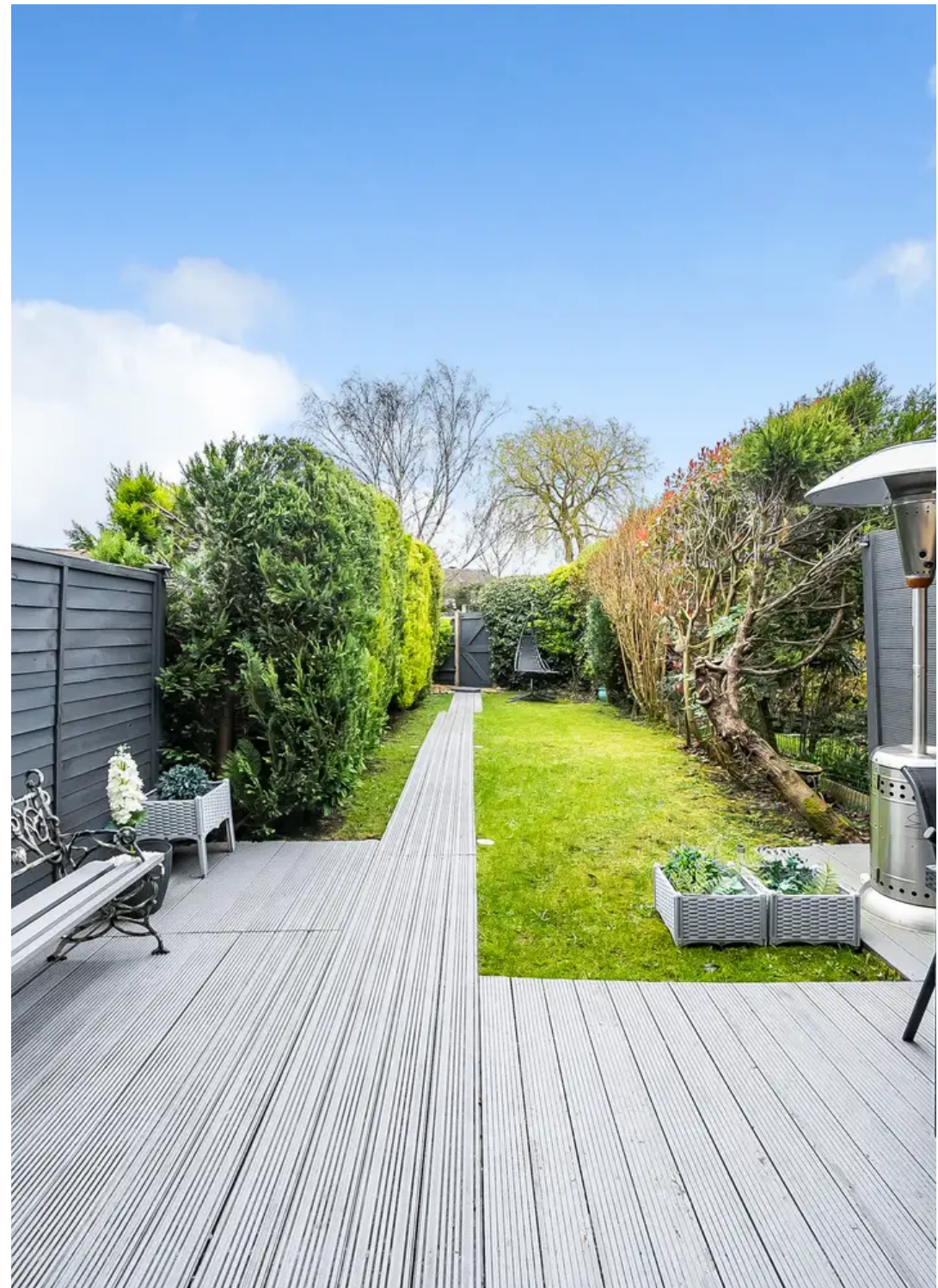
Key Features:

- **Internal Porch**
- **Bedrooms:** Two double bedrooms provide ample space for relaxation and rest with a further single bedroom.
- **Lounge:** A welcoming spacious lounge area offers a cozy ambiance flooded with natural light from the large window to the front aspect, perfect for entertaining guests or unwinding after a long day.
- **Open Plan Kitchen/Dining Room:** The heart of the home, a spacious open plan kitchen and dining area, provides the ideal setting for family meals and gatherings. The kitchen spans the whole width of the property and has ample storage space and space for dining, catering to the demands of modern living, with access to the rear garden.
- **New Bathroom:** Enjoy the luxury of a newly renovated bathroom, featuring sleek fixtures and fittings, with a separate w.c.
- **Loft space:** A good size with storage
- **Garden:** A well presented garden, that offers decking leading to the remainder of the garden laid to lawn with rear access.
- **Garage:** A garage offers secure parking or additional storage space. Benefits from power and lighting, located at the rear of the property via a driveway, a gate leads to the rear garden providing convenience for the household.
- **Off-Street Parking:** The property benefits from off-street parking, ensuring convenience and ease of access for residents and visitors alike.
- **Proximity to Schools:** Located within a short walking distance of reputable schools, this property offers convenience for families with children.

Additional Features:

- Close proximity to local amenities, including shops, schools, Riddlesdown common and bus route.
- Cul-de-sac location ensures a peaceful and safe environment, perfect for family living.

Overall, this three-bedroom terrace house represents an exceptional opportunity to acquire a comfortable and conveniently located home, offering modern amenities and practical features tailored to meet the needs of contemporary living.



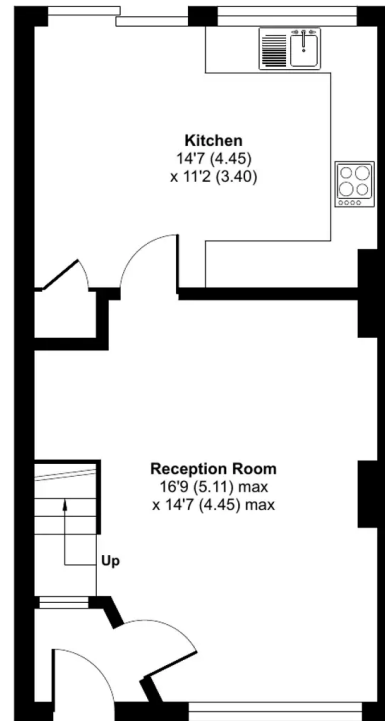
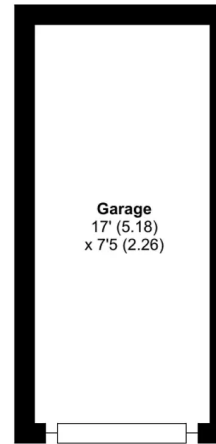
Martin Close, Warlingham, CR6

Approximate Area = 846 sq ft / 78.5 sq m

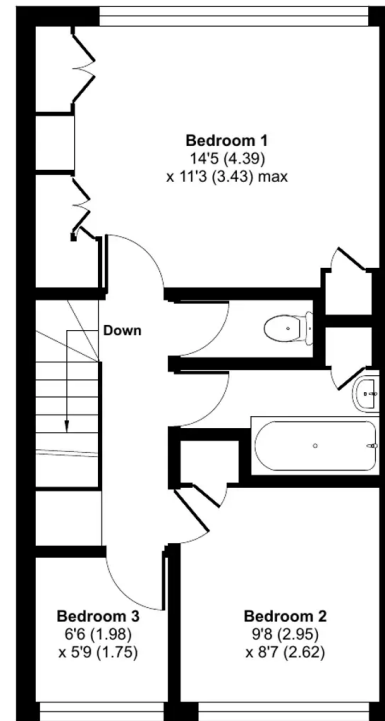
Garage = 127 sq ft / 11.7 sq m

Total = 973 sq ft / 90.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR





Park & Bailey Warlingham

Park & Bailey, 426 Limpsfield Road - CR6 9LA

01883 626326 • warlingham@parkandbailey.co.uk • www.parkandbailey.co.uk/