



Sycamore House, 10 East Parkside – CR6 9QT

Guide Price £525,000





Flat 6

Sycamore House, Warlingham

A two bedroom first floor apartment with a spacious Lounge/Dining Room, kitchen/breakfast room, two double bedrooms and two bathrooms. The property has secure underground parking spaces and is set in 84 acres of beautiful park like grounds.

Council Tax band: F

EPC Energy Efficiency Rating: B

- Lift to all floors
- Spacious Entrance Hall
- Lounge/Dining Room
- Kitchen/Breakfast Room
- Master Bedroom with Ensuite Bathroom
- Family Bathroom
- Balcony
- Secure Underground Parking



Property Features:

- **Two Double Bedrooms:** The epitome of comfort and tranquility, both bedrooms offer generous proportions and fitted wardrobes, the second bedroom also has access to a balcony.
- **Master Bedroom En-suite:** The master bedroom features a lavish en-suite bathroom, complete with a spacious bath and invigorating shower, ensuring a sanctuary of relaxation.
- **Kitchen/Breakfast Room:** A culinary haven awaits, featuring modern appliances and ample space for dining, perfect for both casual meals and entertaining guests.
- **Lounge/Dining Room with Balcony:** The expansive lounge/dining room seamlessly connects to a private balcony, offering views over the communal grounds and woodland and providing an idyllic setting for relaxation.
- **Two Secure Underground Parking Spaces:** Providing utmost convenience and security, two designated parking spaces accessed via a remote control electric door ensure hassle-free access and peace of mind.
- **Lift Access:** Effortlessly access all levels of the property with the convenience of a lift, enhancing accessibility and comfort.
- **84 Acres of Park-like Grounds:** Embrace the serenity of expansive greenery and meticulously landscaped gardens, providing an exclusive retreat amidst the hustle and bustle of city life.
- **Tennis Court and Children's Playground:** Enjoy an active lifestyle with access to a private tennis court, while children revel in the delights of the dedicated playground, ensuring endless hours of enjoyment for all.

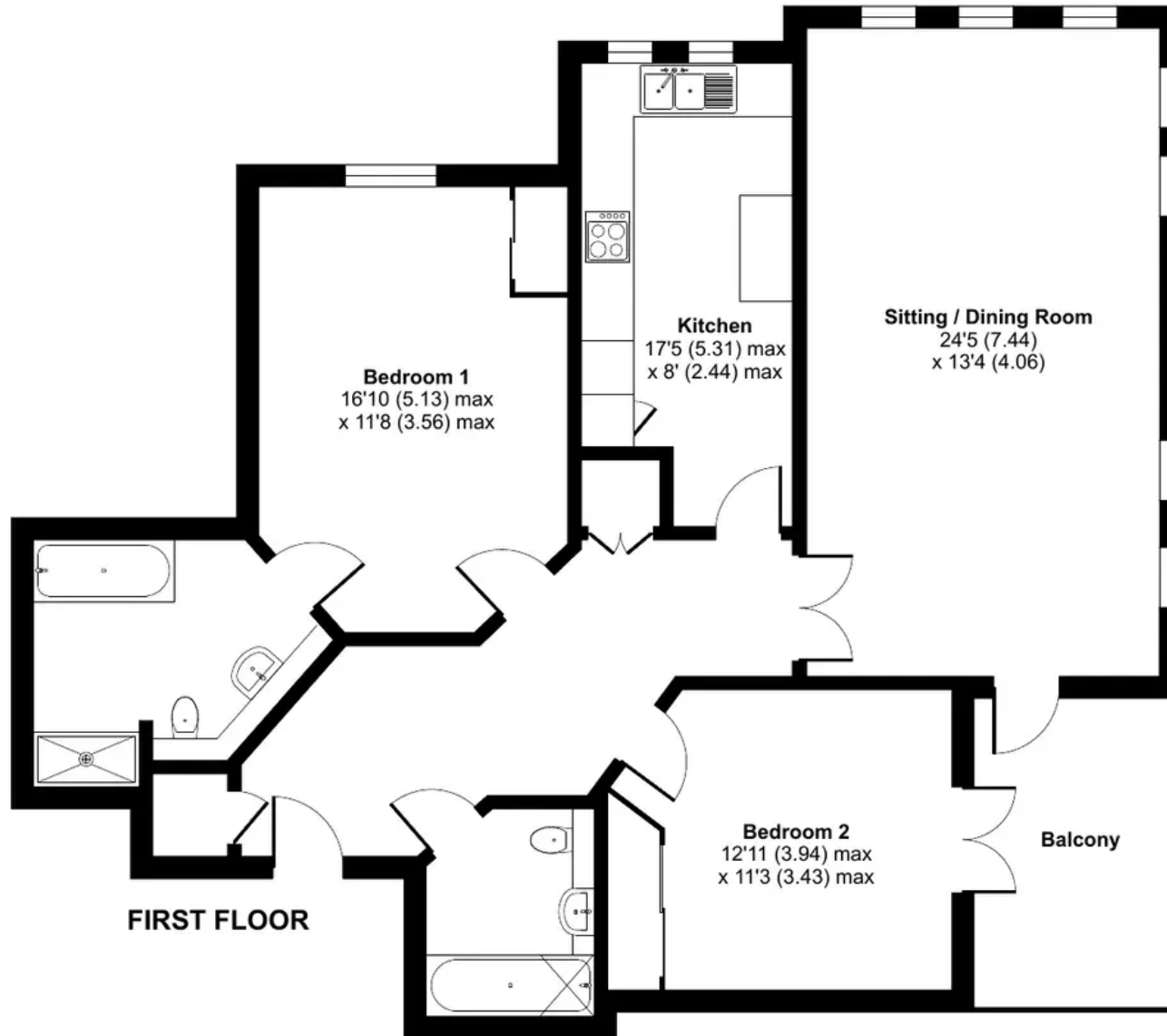
Location: Situated in a highly regarded private development, residents enjoy proximity to an array of amenities, with a bus stop at the end of the drive. Warlingham Village is approximately one and a half miles distance with a selection of pubs, restaurants and local shops.



East Parkside, Warlingham, CR6

Approximate Internal Area = 1123 sq ft / 104.3 sq m

For identification only - Not to scale





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