



**3 Chapel Road, Warlingham - CR6 9LH**

In Excess of **£450,000**







## 3 Chapel Road

Warlingham, Warlingham

A three bedroom Victorian cottage situated a few hundred metres from Warlingham Green two reception rooms and a garage. The property does require some updating and modernisation and is offered for sale with no onward chain.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- Entrance Hall
- Lounge
- Dining Room
- First Floor Bathroom
- Garage
- Side Garden





Nestled within the heart of Warlingham Village, this charming 3 bedroom semi-detached Victorian property offers a wonderful opportunity to create a bespoke home in a sought-after location. This residence presents a blank canvas for those seeking to infuse their personal touch.

The accommodation briefly comprises an entrance hall and a well-proportioned lounge and separate dining room which could be knocked into one room to create an open plan lounge diner. Subject to planning and building regulations.

There is also a kitchen and ground floor cloakroom. On the first floor there are two double bedrooms and a single bedroom as well as a shower room.

To the side of the property is a garage providing parking and storage space, a valuable asset in this area.

Enjoy outdoor activities and al fresco dining in the level garden which is located to the side of the property and has a patio leading to the remainder of the garden mainly laid to level lawn with flower and shrub beds, gate leading to front and garage.

#### **Potential for Modernisation:**

This property presents an excellent opportunity for renovation and modernisation, allowing the discerning buyer to tailor the home to their individual taste and preferences. Whether it's updating the interior décor, implementing contemporary fixtures and fittings, or enhancing the outdoor space, the possibilities for transformation are endless.

#### **Local Amenities:**

Warlingham Village offers a range of amenities including shops, cafes, restaurants, and recreational facilities, all within a few hundred metres of the property. Excellent transport links provide convenient access to nearby towns and London, making this an ideal location for commuters and families alike.

#### **Don't Miss Out:**

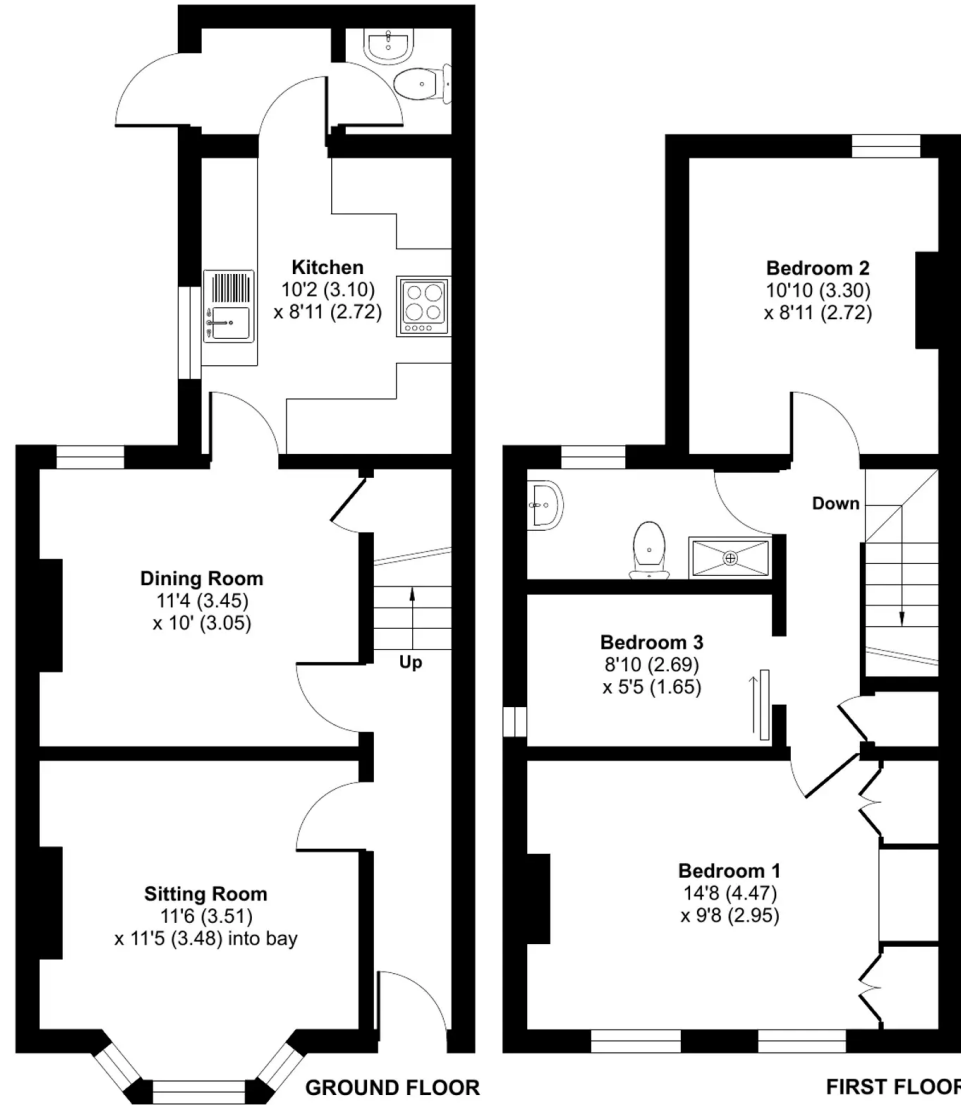
With its prime location, classic charm, and potential for enhancement, this Victorian semi-detached house represents a rare opportunity in the Warlingham property market. Contact us today to arrange a viewing and explore the endless possibilities that this property has to offer.



# Chapel Road, CR6

Approximate Area = 852 sq ft / 79.1 sq

identification only - Not to scale







## Park & Bailey Warlingham

Park & Bailey, 426 Limpsfield Road - CR6 9LA

01883 626326 • [warlingham@parkandbailey.co.uk](mailto:warlingham@parkandbailey.co.uk) • [www.parkandbailey.co.uk/](http://www.parkandbailey.co.uk/)