



10 Cedar Close, Warlingham - CR6 9DL

In Excess of **£575,000**





10 Cedar Close

Warlingham, Warlingham

Charming 4 bedroom semi-detached family home next to Blanchmans Nature Reserve. Generous kitchen, conservatory, ensuite, 4 bedrooms, off-street parking, and level garden. Close to amenities and scenic walks. Schedule a viewing today!

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Entrance Hall
- Lounge
- Kitchen/diner
- Conservatory
- Ground floor Reception/Bedroom with En-suite
- Four Bedrooms
- Off Street Parking
- Level Garden



Welcome to this charming and spacious 4 semi-detached family home, located in a peaceful cul-de-sac next to Blanchmans Nature Reserve, offering a perfect place for family or dog walkers to enjoy the countryside.

As you step inside, you're greeted by a warm and inviting lounge, perfect for relaxing with family and friends. The heart of the home lies in the generously sized kitchen/breakfast room. Adjacent to this is a delightful conservatory, inviting in plenty of natural light and offering an ideal spot for enjoying your morning coffee or evening relaxation, and providing direct access to the rear garden.

One of the highlights of this property is the spacious ground floor reception room, which features an ensuite shower room and offers flexible usage options. Whether utilised as a guest suite, an annex for extended family, or an additional bedroom, its direct access to the rear garden adds convenience and privacy.

Venturing upstairs, you'll find four well-proportioned bedrooms, each offering comfort and space for restful nights. A family bathroom completes the first floor, ensuring convenience for all members of the household.

Outside, the property boasts off-street parking, eliminating the hassle of searching for a space. The level garden provides a safe and enjoyable outdoor space for relaxation, play, or gardening pursuits.

Situated in a highly desirable location, this home benefits from its proximity to Blanchmans Nature Reserve, offering scenic walks and nature exploration right on your doorstep. Additionally, amenities such as Sainsbury's and convenient bus routes are within easy reach, enhancing the practicality and appeal of this wonderful family abode.

Don't miss the opportunity to make this versatile and well-appointed property your new home. Schedule a viewing today and experience the perfect blend of comfort, convenience, and natural beauty.



Cedar Close, Warlingham, CR6

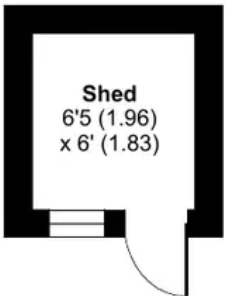
Approximate Area = 1505 sq ft / 139.8 sq m

Limited Use Area(s) = 60 sq ft / 5.5 sq m

Outbuilding = 39 sq ft / 3.6 sq m

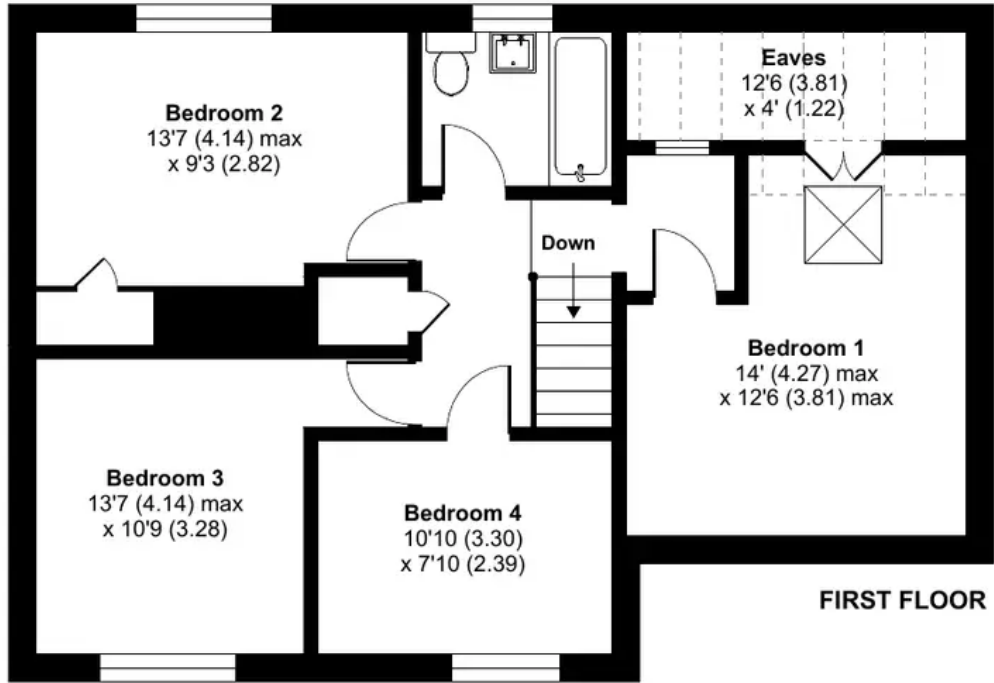
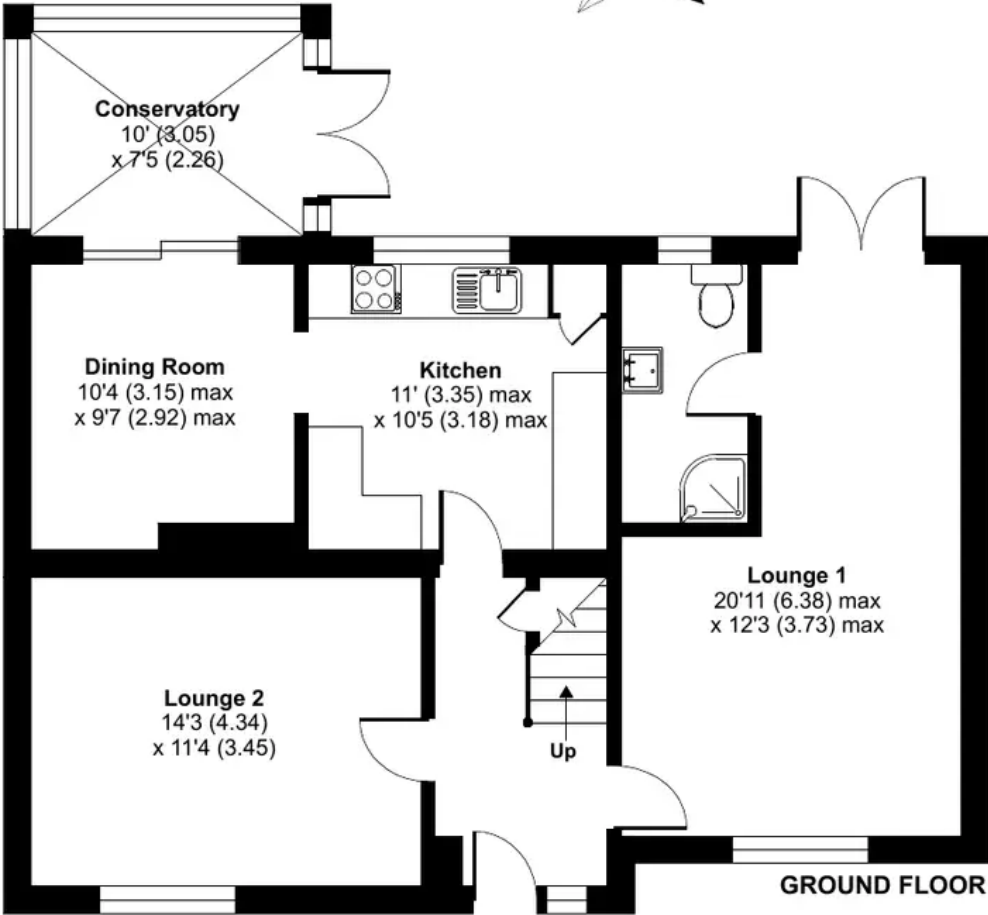
Total = 1604 sq ft / 149 sq m

For identification only - Not to scale



OUTBUILDING

Denotes restricted head height





Park & Bailey Warlingham

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