



Waterfield Drive, Warlingham - CR6 9HP

In Excess of **£850,000**





9 Waterfield Drive

Warlingham, Warlingham

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Sought after location
- Extended kitchen
- Annex with shower room
- Swimming pool
- Secluded garden



Welcome to this two bedroom (formerly a three bedroom) detached family home nestled in the corner of a highly coveted cul-de-sac. This property boasts an array of desirable features that cater to the modern family's needs and desires. The property does require some updating and modernisation and offers the potential for further extension and improvement.

The ground floor encompasses a study, perfect for those who require a dedicated workspace. The open plan lounge, enriched with natural light, seamlessly flows into a bar area, offering an ideal setting for entertaining guests or unwinding after a long day. From here, French doors lead to the garden and swimming pool, extending the living space outdoors.

Adjacent to the lounge is a dining room with doors to the rear garden. The kitchen/breakfast room has an adjacent utility room which has access to the garage.

Ascending to the first floor, you will find a double aspect master bedroom, flooded with natural light, providing a serene retreat. The master bedroom boasts a spacious ensuite shower room, formerly a bedroom, offering versatility and potential for customization according to your needs. Additionally, there is a second double bedroom and a generously proportioned bathroom.

For added convenience and flexibility, the property features an annex with a shower room, overlooking the swimming pool and terrace. This annex presents endless possibilities, whether utilised as a games room, gym, or home office, catering to various lifestyle preferences.

Externally, the property offers a private driveway providing off-street parking, leading to an integral garage, ensuring convenience and security. The large area of garden to the front adds to the property's curb appeal, while the rear terrace, complemented by the swimming pool, creates an idyllic setting for outdoor relaxation and entertainment. The remainder of the garden, mainly laid to lawn and enclosed by mature hedgerow, ensures a high degree of seclusion, providing a sanctuary for tranquil living.



Waterfield Drive, Warlingham, CR6



Approximate Area = 1686 sq ft / 156.6 sq m

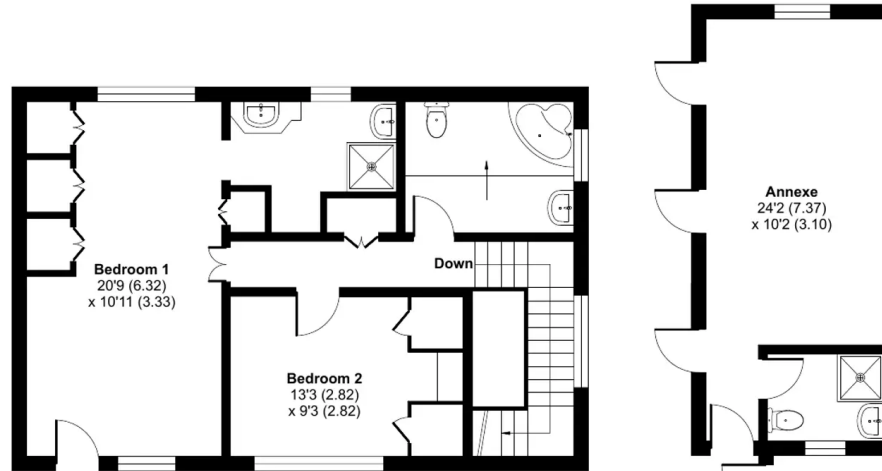
Garage = 276 sq ft / 25.6 sq m

Outbuilding = 8 sq ft / 0.7 sq m

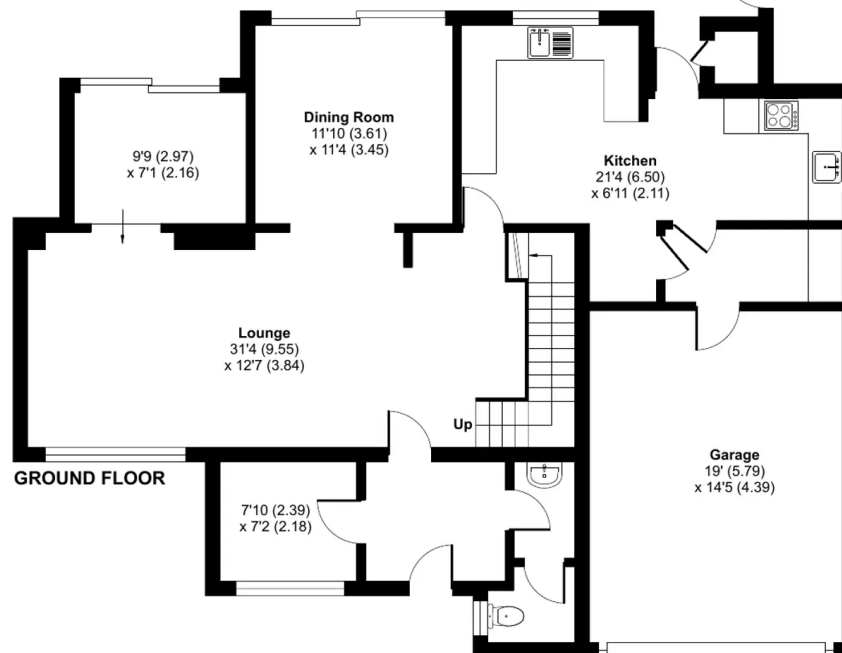
Annexe = 246 sq ft / 22.8 sq m

Total = 2216 sq ft / 205.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR





Park & Bailey Warlingham

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