



Crewes Avenue, Warlingham - CR6 9NZ

In Excess of **£595,000**





31 Crewes Avenue

Warlingham, Warlingham

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Highly sought after location
- Two double bedrooms
- Level garden
- Off street parking
- Garage



Welcome to this superb detached bungalow nestled on a quiet road, offering a perfect blend of tranquility and convenience. This beautifully presented residence boasts a host of features that make it a truly desirable home.

Upon entering, you are greeted by a large lounge bathed in natural light, courtesy of its feature windows. This inviting space provides the perfect setting for relaxation and entertainment. The magnificent kitchen/breakfast room is a focal point of the home, offering a well-appointed space for culinary endeavors and casual dining.

The property further extends its charm with a generously sized conservatory overlooking the rear garden. This addition not only enhances the living space but also provides a seamless connection between the indoors and outdoors, creating a delightful environment for both relaxation and socializing.

The accommodation comprises two double bedrooms, each offering a comfortable retreat. The level rear gardens are well-tended, providing a private oasis for outdoor activities and enjoying the natural surroundings. A single garage and a large driveway add to the practicality of this residence, ensuring ample parking space for residents and guests alike.

Situated in the peaceful Crewes Avenue, just off Limpsfield Road, this bungalow is conveniently close to Warlingham Green, offering easy access to shops, public transportation, and open spaces. The property is a testament to meticulous presentation and thoughtful design, making it an ideal choice for those seeking a comfortable and stylish home in a sought-after location. Don't miss the opportunity to make this wonderful property your own and enjoy the best of suburban living.





Crewes Avenue, Warlingham, CR6

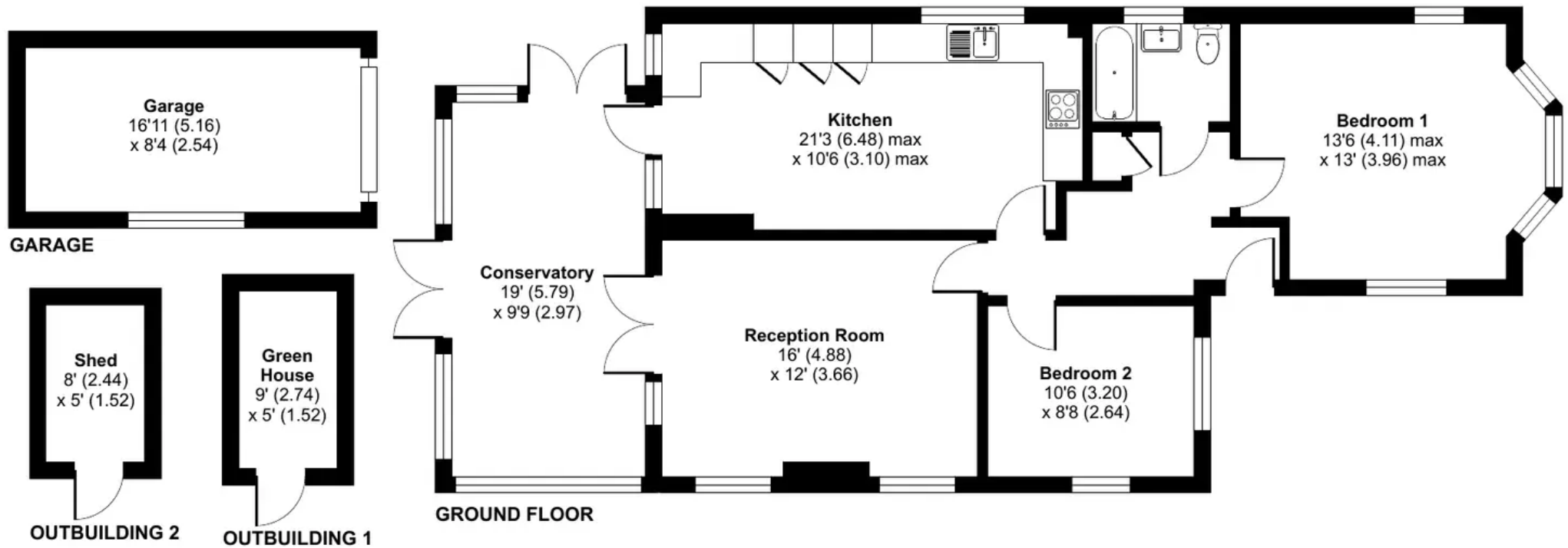
Approximate Area = 1042 sq ft / 96.8 sq m

Garage = 142 sq ft / 13.1 sq m

Outbuildings = 85 sq ft / 7.8 sq m

Total = 1269 sq ft / 117.7 sq m

For identification only - Not to scale





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