



Alexandra Avenue, Warlingham - CR6 9DT

Guide Price **£420,000**





21 Alexandra Avenue

Warlingham, Warlingham

A two bedroom semi detached cottage offered in excellent decorative order set in a private road.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Private Road
- Dining Room
- Lounge with wood burner
- Refitted Kitchen
- Two double bedrooms
- Refitted Bathroom
- Excellent decorative order



Overview

Nestled in a serene private road, this immaculately presented semi-detached two-bedroom cottage offers a perfect blend of modern living and rural charm. Surrounded by picturesque fields, yet conveniently close to Warlingham Green and Sainsburys, this beautifully refurbished home is a rare find.

Accommodation

Ground Floor:

- **Lounge:** The main lounge at the front of the property exudes warmth and character, featuring a recently added log burner, creating a cozy and inviting atmosphere for relaxation and gatherings.
- **Kitchen/Dining Area:** A modern and well-equipped kitchen with high-quality finishes and ample storage. This space is perfect for both everyday dining and entertaining.

First Floor:

- **Bedroom 1:** A spacious double bedroom, thoughtfully designed to offer comfort and tranquility.
- **Bedroom 2:** Another generously sized double bedroom, ideal for guests or family members, offering ample space and natural light.
- **Bathroom:** A stunning, fully refurbished bathroom featuring contemporary fixtures and fittings, designed to provide a luxurious and relaxing experience.

Outside

- **Garden:** The cottage boasts a well-maintained garden, providing a private outdoor space for relaxation, gardening, or al fresco dining.
- **Private Road:** Located on a quiet private road, the cottage ensures peace and privacy, making it an ideal retreat from the hustle and bustle of everyday life.
- **Surroundings:** Despite its rural feel, it is conveniently close to Warlingham Green, where a variety of shops and amenities can be found, Sainsburys supermarket is just a short walk away.

This charming two-bedroom cottage, refurbished to a high standard, offers a unique opportunity to enjoy modern comforts in a beautiful rural setting. Its prime location, combined with the blend of contemporary and rustic features, makes it an ideal home for those seeking tranquility and convenience.



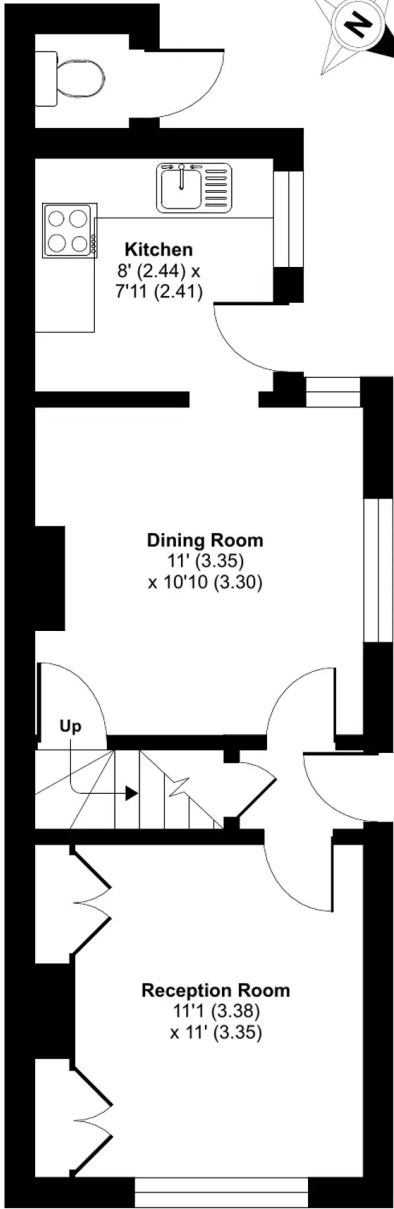
Alexandra Avenue, CR6

Approximate Area = 702 sq ft / 65.2 sq m

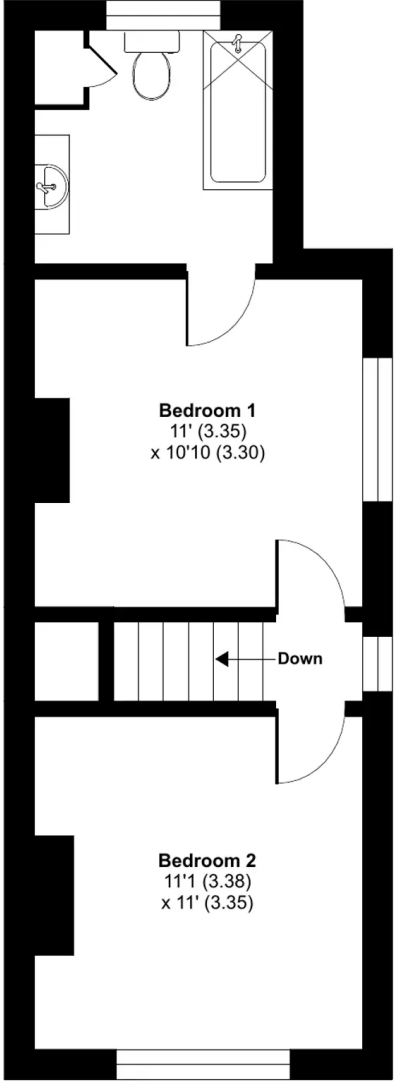
Outbuilding = 10 sq ft / 0.9 sq m

Total = 712 sq ft / 66.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR





Park & Bailey Warlingham

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