



The Meadows, Warlingham - CR6 9JJ

£675,000





## The Meadows

### Warlingham

A modern four bedroom detached family home with lounge, dining room and conservatory situated in a sought after cul-de-sac located a short walk of Warlingham Village Green.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Lounge
- Dining Room
- Kitchen
- Downstairs Cloakroom
- Master Bedroom with Ensuite Shower
- Four Bedrooms
- Bathroom
- Off Street Parking
- Garage



## Description:

Nestled in a charming cul-de-sac, just a short stroll from the picturesque Warlingham Village Green, this four-bedroom detached property offers a perfect blend of comfort and convenience.

- **Entrance Hall:** Welcoming entrance hall with access to a downstairs cloakroom and the integral garage.
- **Lounge:** Bright and spacious lounge featuring a cozy fireplace with an electric fire and a brick surround. Bi-fold doors open into the conservatory, creating a seamless flow of space.
- **Conservatory:** Sunlit conservatory with double doors leading out to the beautifully landscaped rear garden.
- **Dining Room:** Separate dining room, ideal for formal gatherings and family meals.
- **Kitchen:** Overlooking the rear garden, the kitchen is fitted with an array of base and eye level units, providing ample storage and workspace.
- **Master Bedroom:** Master bedroom boasting two built-in double wardrobes and a private ensuite shower room.
- **Bedroom Two:** Spacious double bedroom with plenty of natural light.
- **Bedroom Three:** Another comfortable double bedroom.
- **Bedroom Four/Study:** Single bedroom currently utilized as a study, perfect for home working or as an additional bedroom.
- **Family Bathroom:** Well-appointed family bathroom, with bath, wash basin with cupboard below and low level w.c.
- **Driveway:** Driveway providing off-street parking for two cars.
- **Garage:** Integral garage with convenient access from the entrance hall.
- **Rear Garden:** Landscaped, level rear garden offering a serene outdoor space for relaxation and entertaining.

This delightful property is perfect for families or downsizers seeking a peaceful yet convenient location, with easy access to local amenities and the charm of Warlingham Village Green. Don't miss the opportunity to make this wonderful house your home.

**Contact us today to arrange a viewing!**



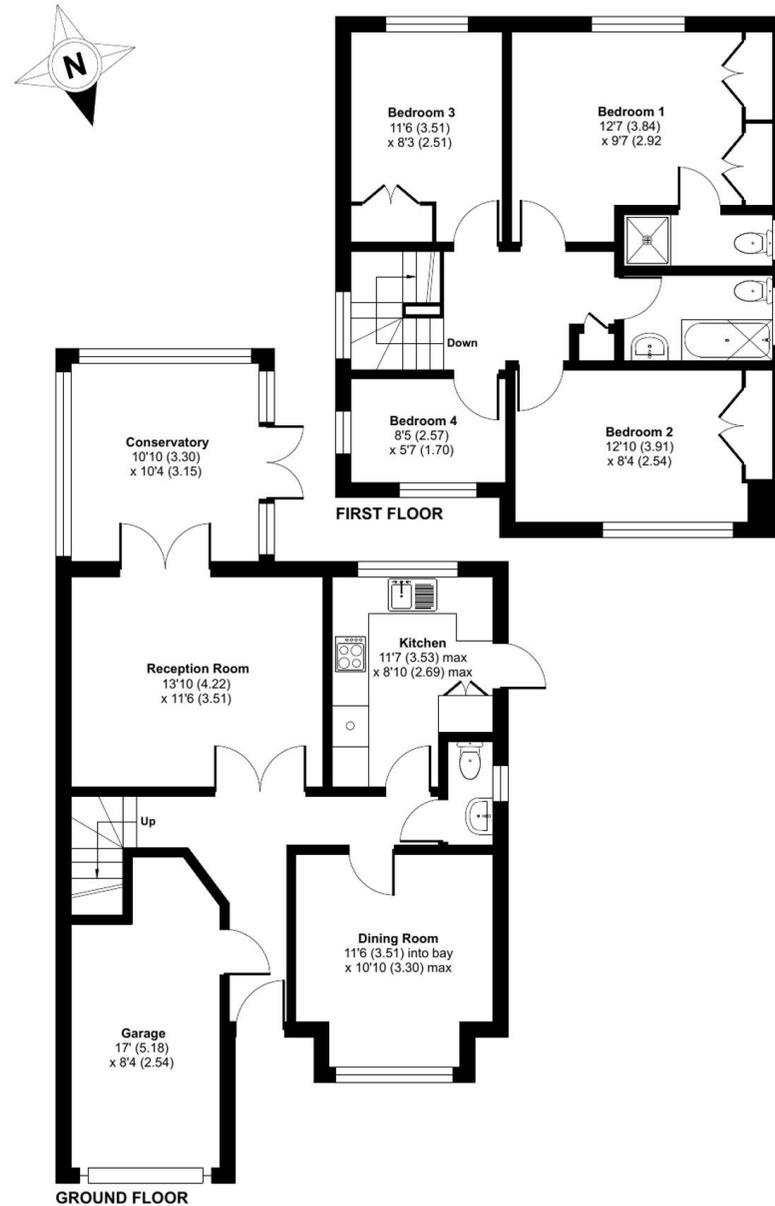
# The Meadows, Warlingham, CR6

Approximate Area = 1236 sq ft / 114.8 sq m

Garage = 124 sq ft / 11.5 sq m

Total = 1360 sq ft / 126.3 sq m

For identification only - Not to scale





## Park & Bailey Warlingham

Park & Bailey, 426 Limpsfield Road - CR6 9LA

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