



Eglise Road, Warlingham - CR6 9SE

Guide Price **£800,000**





Eglise Road

A four double bedroom family home offered in excellent decorative order throughout with a spacious lounge/dining room and a refitted kitchen/dining room. The property is situated in a highly sought after location within a short walk of Warlingham Village Green.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B



Upon entering, you'll be greeted by a spacious entrance hall with double doors leading to a bright and spacious reception room with a cosy sitting area next to the fireplace.

There is a spacious open plan kitchen/dining room. The kitchen has been fitted in an extensive range of base and eye level units. There is also a useful utility room and downstairs w.c.

On the first floor the master bedroom has a large walk in wardrobe and an ensuite shower room. There are three further double bedrooms and a family bathroom

Driveway providing off street parking. Rear garden with patio leading to the remainder of garden mainly laid to lawn.

Transport Links:

- **Railway Stations:** Close proximity to Upper Warlingham and Whyteleafe stations for easy commuting.
- **Airport Connections:** Good connections to Gatwick and Heathrow Airports via the A22 Bypass.
- **Road Access:** Swift access to Purley and Junction 6 of the M25, making journeys stress-free.

Educational Facilities:

- **Local Schools:** Families will appreciate the proximity to well-regarded local schools, including those in Warlingham, Hamsey Green, Whyteleafe, and Woldingham.
- **Private Education:** Renowned Caterham schools offer exceptional private education options nearby.

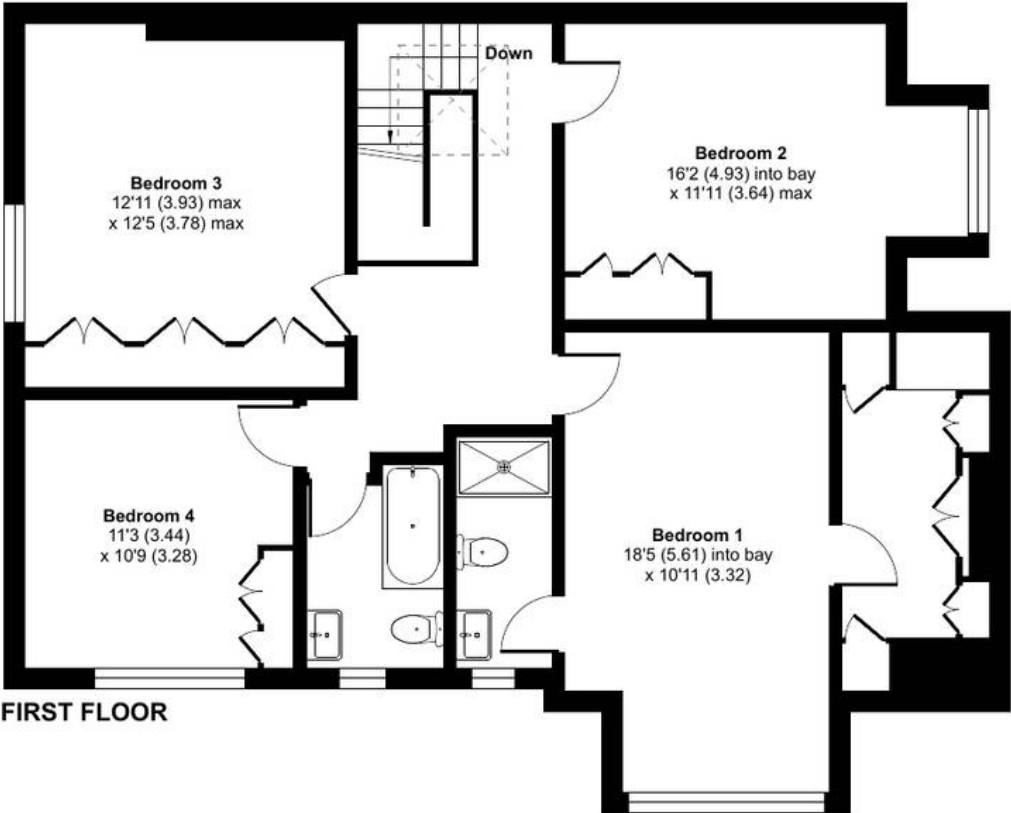
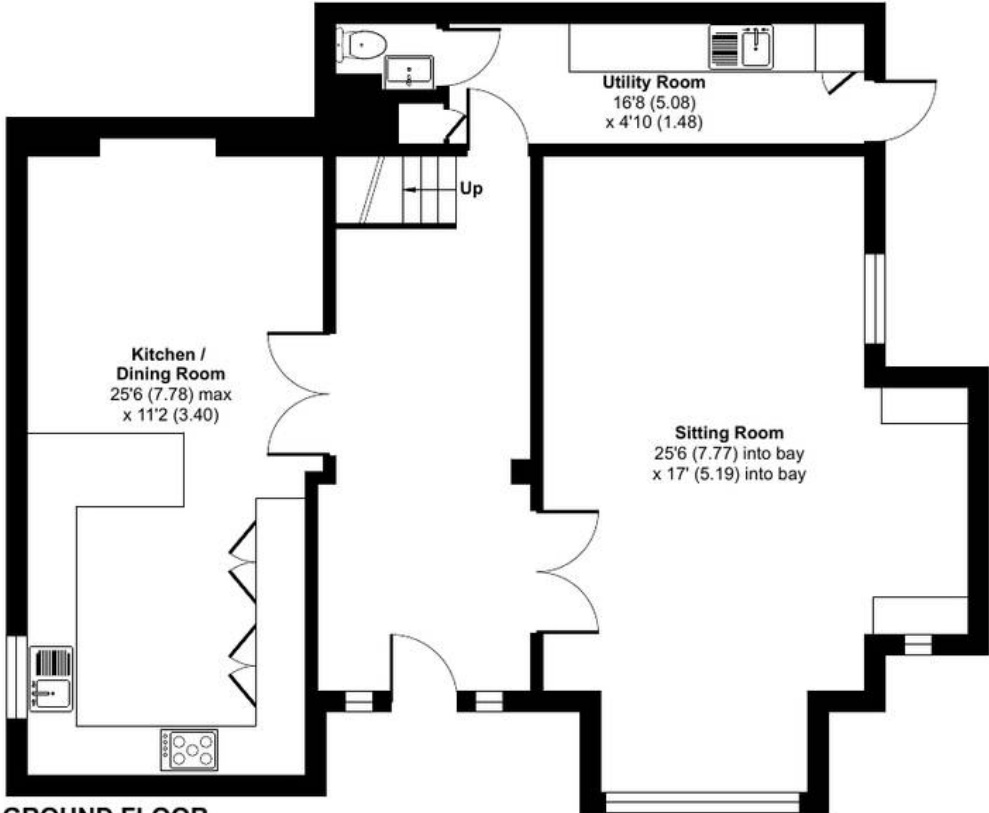
This home on Eglise Road is a perfect blend of modern amenities and an ideal location, making it an excellent choice for families and individuals seeking comfort, convenience, and community.



Eglise Road, Warlingham, CR6

Approximate Area = 1979 sq ft / 183.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Park & Bailey. REF: 1159140



Park & Bailey Warlingham

Park & Bailey, 426 Limpsfield Road - CR6 9LA

01883 626326 • warlingham@parkandbailey.co.uk • www.parkandbailey.co.uk/