



**Eglise Road, Warlingham - CR6 9SE**

In Excess of **£700,000**







## Eglise Road

Warlingham

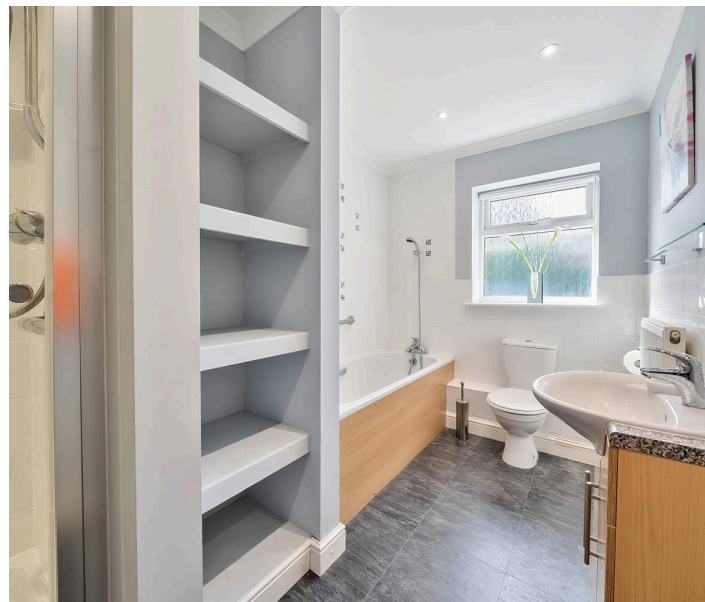
A 2008 built three double bedroom detached bungalow with two reception rooms situated in a sought after location within a short level walk of Warlingham Village and is offered with no onward chain.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Three Double Bedrooms
- Modern Fitted Kitchen
- Open Plan Lounge & Dining Room
- Off Street Parking





### **CHAIN FREE Three-Bedroom Detached Bungalow in Prime Warlingham Location**

This modern detached bungalow, built in 2008, is offered chain free and provides spacious living accommodation on a level plot. Situated within walking distance to the vibrant Warlingham Village Green and the convenience of Sainsbury's Supermarket, this property combines modern living with a highly sought-after location. There is potential opportunity to extend into the spacious loft (subject to planning and building regulations).

The property is approached via a block-paved driveway, providing off-street parking for several cars and access to a single detached garage. The well-maintained front garden adds to the welcoming curb appeal.

Inside, the bungalow offers a generously sized, double-aspect lounge/dining area, bathed in natural light, with patio doors that open directly onto the rear garden perfect for seamless indoor-outdoor living. The lounge adjoins a separate dining room, ideal for family meals or entertaining. The modern fitted kitchen provides ample storage and workspace, and could be knocked through to create a larger open plan kitchen/dining room (subject to planning and building regulations).

There are three spacious double bedrooms, each offering comfort and plenty of natural light. The master bedroom benefits from an ensuite shower room, while the remaining bedrooms share a well-appointed family bathroom with a bath and separate shower.

The level rear garden is perfect for outdoor relaxation, offering privacy and low-maintenance landscaping with a large decked area leading to the level lawn.

Location: Warlingham Village Green is just a short stroll away, offering a variety of local shops, amenities, pubs, and restaurants. The property is also conveniently located near Elizabeth House Medical Practice and various sports and social clubs. Families will appreciate the range of schools available in Warlingham, catering to children of all ages.

For commuters, the M25 and M23 motorways are easily accessible at Godstone (Junction 6), providing excellent links to London and surrounding areas.

This well-presented bungalow is perfect for those seeking modern, easy-living accommodation in a highly convenient and desirable location.



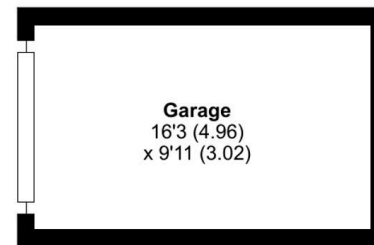
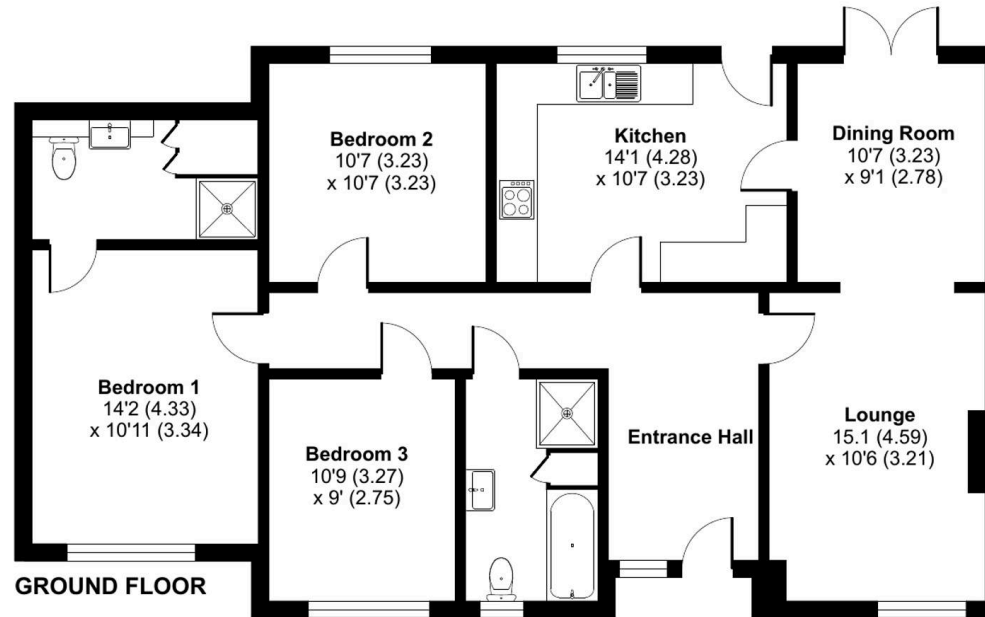
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Approximate Area = 1120 sq ft / 104 sq m

Garage = 161 sq ft / 14.9 sq m

Total = 1281 sq ft / 118.9 sq m

For identification only - Not to scale



**GARAGE**







## Park & Bailey Warlingham

Park & Bailey, 426 Limpsfield Road - CR6 9LA

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