



Timpani Hill, Warlingham - CR6 9BS

In Excess of £300,000





Timpani Hill

Warlingham

Park & Bailey are pleased to present this spacious 2-bedroom, 2-bathroom apartment with 2 balconies. Situated just off Hillbury Road, the property is within walking distance of Upper Warlingham Station and Warlingham Village. Offered to the market with no onward chain, this is an excellent opportunity for prospective buyers. Viewings are highly recommended.

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: B

- No Chain
- Two Balconies
- 2 Bathrooms
- Walking Distance to Warlingham Village
- Walking distance to Whyteleafe station, offering an alternative train line.



Situated within a private gated development, this spacious 2-bedroom apartment offers modern living with an open-plan kitchen and living area, complete with an island that seats four. The primary bedroom includes an en-suite bathroom, complemented by an additional family bathroom. Both bedrooms provide access to a private balcony, perfect for outdoor relaxation.

Externally, the apartment comes with allocated parking and is surrounded by 4 acres of beautiful, wooded communal grounds. Eco-friendly features include low running costs, underfloor heating throughout, and an energy-efficient heat pump.

Built in 2011, the development consists of just 14 contemporary apartments and is highly sought after. Conveniently located just $\frac{3}{4}$ mile from Upper Warlingham Train Station, offering quick access to Central London—ideal for commuters—while remaining close to the popular village centre. The property is presented in excellent condition throughout.

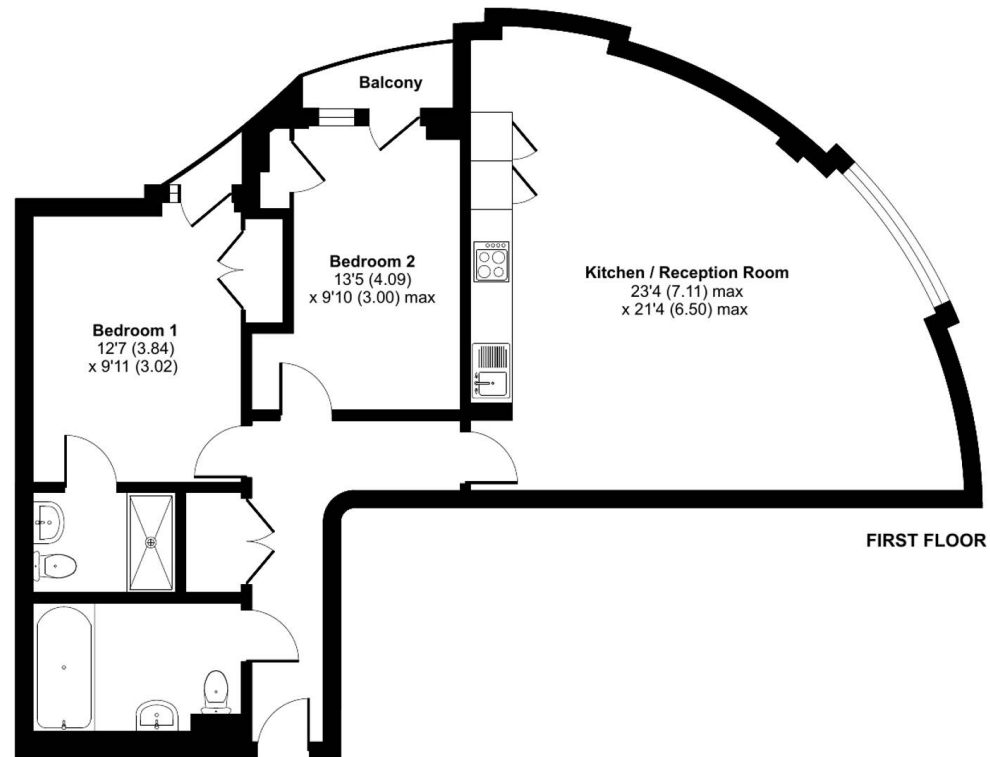
Situated in the sought-after Timpani Hill development on Hillbury Road, Warlingham, this flat offers an excellent blend of convenience and tranquillity. The property is within easy reach of Upper Warlingham Station, providing swift access to London, while Warlingham Village is a short walk away, offering a variety of shops, cafés, and local amenities. The surrounding area boasts scenic countryside, parks, and excellent transport links, making it an ideal spot for both commuters and those seeking a peaceful lifestyle.



Timpani Hill, Warlingham, CR6

Approximate Area = 875 sq ft / 81.2 sq m

For identification only - Not to scale





Park & Bailey Warlingham

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