



**44 The Green, Warlingham - CR6 9NA**

Guide Price **£425,000**





Situated in the heart of Warlingham Village is this beautifully presented brand new two double bedroom ground floor apartment with parking and its own private garden. An internal inspection is highly recommended to fully appreciate the high quality finish of this beautiful apartment.

Council Tax band: TBD

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- Open Plan Kitchen/Dining/Living Room
- Ground Floor Apartment
- Master Bedroom with Ensuite
- Second Double Bedroom
- Allocated Parking
- Own Garden



- **Spacious Entrance Hall:** A welcoming entrance hall that sets the tone for the apartment's spacious layout.
- **Open Plan Kitchen/Dining/Living Area:** The heart of the home, featuring a large open plan space with bi-folding doors leading directly to the private garden. The shaker-style fitted kitchen with quartz work surfaces is designed with modern living in mind, offering a range of integrated appliances including multi function oven, induction hob, fridge/freezer, washing machine and dishwasher, along with the added luxury of a Quooker tap for instant boiling and filtered water. Stylish herringbone wood-effect flooring throughout.
- **Main Bedroom:** A generously sized double bedroom with double doors opening onto the garden, an in-built wardrobe for ample storage, and a luxurious en-suite bathroom with high-quality finishes.
- **Second Double Bedroom:** Another spacious double room with built-in wardrobe, perfect for guests or as a versatile space for a home office.
- **Luxury Family Bathroom:** Fully tiled with contemporary wall and floor tiling, and fitted with premium fixtures to create a sleek, modern look.

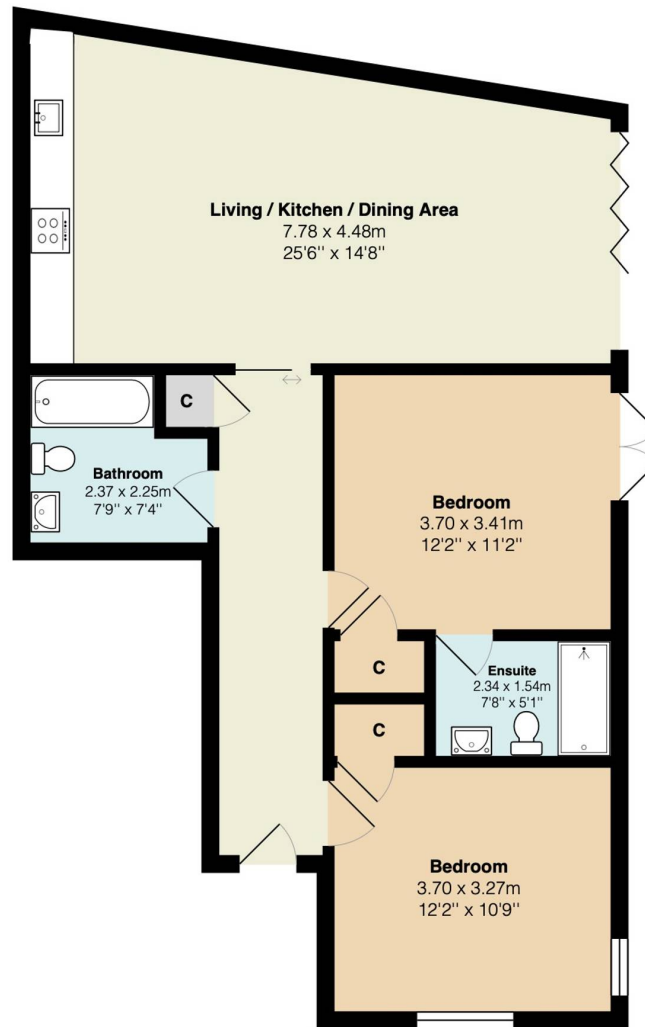
**Additional Features:**

- Private garden with direct access from both the living area and main bedroom
  - Off-street parking with electric charge point.
  - Stylish and contemporary design throughout
  - Premium integrated appliances
  - High-quality finishes in every room
- Perfectly suited for those seeking a modern, low-maintenance home with outdoor space, The Green Warlingham offers an elegant living experience in a prime central village location.

The apartments are situated in the heart of Warlingham with an array of shops, cafes, pubs and restaurants on your doorstep. There is easy access to both Upper Warlingham and Whyteleafe South train Stations which are approximately 1.5 miles distant and provide access to Mainline London Stations in around 35 minutes. The larger towns of Oxted and Caterham provide a further selection of facilities and there is an extensive choice of sports clubs and leisure pursuits along with countryside and excellent walks close by providing the best of town and country.



# Flat 1, 44 The Green



Total Area: 78.8 m<sup>2</sup> ... 848 ft<sup>2</sup>

All measurements are approximate and for display purposes only



## Park & Bailey Warlingham

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