



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

Guide Price **£299,950**





A brand new one bedroom first floor apartment situated in a very convenient location right in the centre of the Village. The apartment has been finished to a very high standard and has allocated parking and a balcony.

Tenure: Leasehold

- Open Plan Kitchen/Dining/Living Room
- Double Bedroom
- High Quality Bathroom
- Allocated Parking Space
- Balcony
- Brand New Apartment
- Village Location



- **Spacious Entrance Hall:** A welcoming entrance hall that sets the tone for the apartments spacious layout.
- **Open Plan Kitchen/Dining/Living Area:** The heart of the home, featuring a large open plan space with double doors leading directly to the balcony. 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.
- **Bedroom:** A generously sized double bedroom with double doors opening onto the balcony.
- **Luxury Bathroom:** Fully tiled with contemporary wall and floor tiling, and fitted with premium fixtures to create a sleek, modern look.

**Additional Features:**

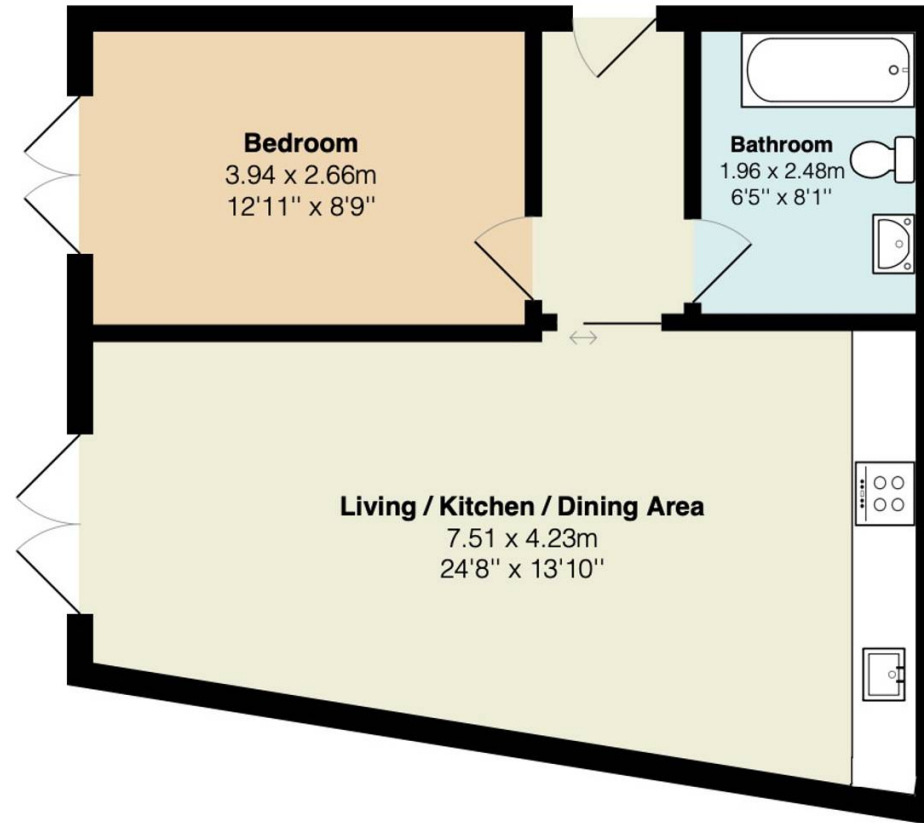
- Off-street parking with electric charge point.
- Balcony with direct access from both the living area and bedroom
- Stylish and contemporary design throughout
- Premium integrated appliances
- High-quality finishes in every room

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 2, 44 The Green



Total Area: 47.9 m<sup>2</sup> ... 515 ft<sup>2</sup>

All measurements are approximate and for display purposes only



## Park & Bailey Warlingham

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