



Kingswood Lane, Warlingham - CR6 9AJ

£460,000





Kingswood Lane

Warlingham

Park & Bailey are delighted to present this charming two-bedroom end of terrace home located on Kingswood Lane, Warlingham. The property benefits from parking for two cars at the rear and is offered with no onward chain. Call today to arrange your viewing appointment!

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

Key Features:

- **Spacious Accommodation:** Well-proportioned living spaces throughout
- **Ground Floor:** Entrance hall, cloakroom with WC, and a generous lounge with direct access to the rear garden
- **First Floor:** Two double bedrooms, both with wardrobes, and a modern family bathroom
- **Pretty Level Garden:** A well-maintained, private garden perfect for outdoor enjoyment
- **Parking:** Allocated under-cover parking space for 2 cars



An internal viewing is highly recommended to fully appreciate this beautifully presented end of terrace family home, located on a quiet road that leads into the scenic bridleway of Kingswood Lane, perfect for countryside walks and ideal for dog owners.

The property offers spacious, well-proportioned accommodation throughout, starting with an entrance hall, a convenient cloakroom with WC, and a generously sized lounge with direct access to the rear garden. Upstairs, you'll find two double bedrooms with wardrobes and a modern bathroom.

This home is further enhanced by a charming, level garden and the added benefit of an undercover allocated parking space.

Kingswood Lane is ideally situated just off Limpsfield Road, within a short, level walk to local shops and the 403 bus route. The area is well-served by a range of schools, including Warlingham High School. Viewing is strongly recommended!

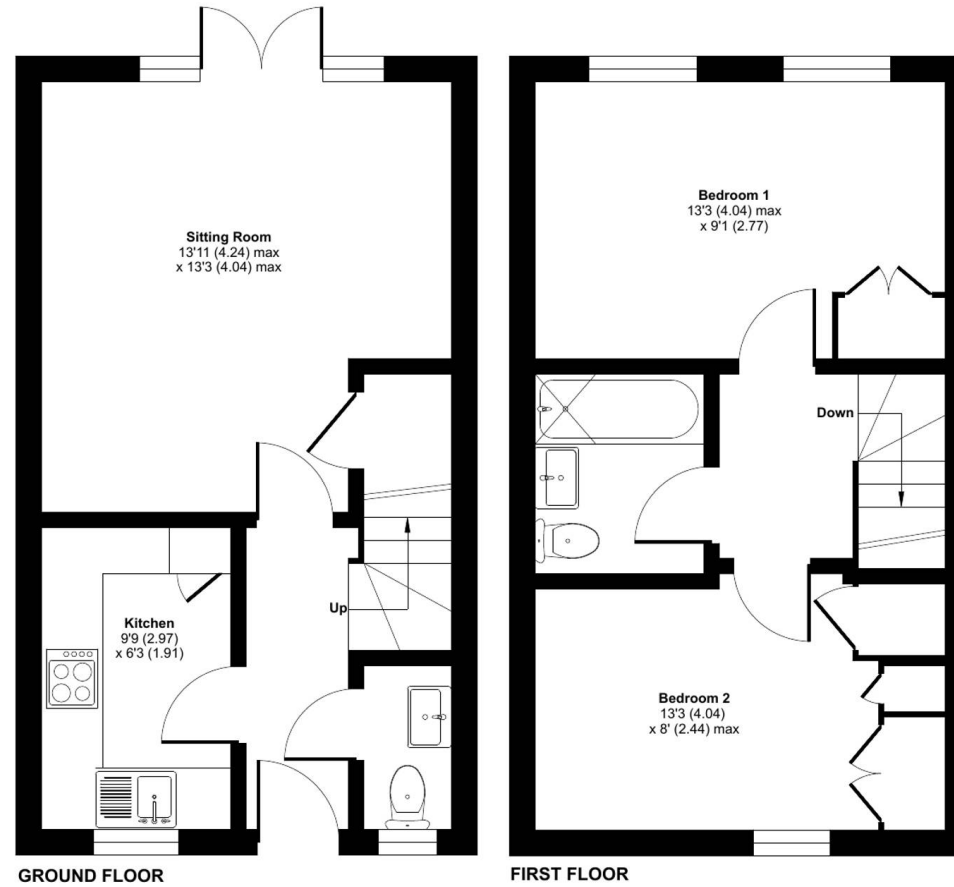
Kingswood Lane is a sought-after road in Warlingham, a charming village nestled within the Surrey Hills Area of Outstanding Natural Beauty. The lane itself is a peaceful, semi-rural location, offering residents direct access to the stunning surrounding countryside, including bridleways ideal for walking, cycling, and horse riding. Transport Links: Rail: Upper Warlingham Station is nearby, providing regular and fast train services to central London, including London Bridge and Victoria, making it a popular area for commuters. Road: Warlingham benefits from excellent road connections, with the A22 and M25 close by, offering easy access to both London and the south coast. Bus Services: Regular local bus routes connect Warlingham with surrounding areas such as Caterham, Croydon, and East Grinstead. Local Amenities: Shops & Services: Warlingham village offers a range of shops, including independent boutiques, a supermarket, cafes, pubs, and restaurants, catering to day-to-day needs. Schools: The area is served by several highly regarded primary and secondary schools, both state and independent, making it ideal for families. Leisure & Recreation: Kingswood Lane's location offers excellent access to countryside leisure activities such as walking, cycling, and horse riding. Nearby golf clubs, parks, and recreational facilities further enhance the lifestyle appeal. Countryside Living with Urban Convenience: Kingswood Lane provides the perfect balance of a peaceful countryside setting, while being close to modern conveniences and transport links, offering residents a rural escape with the benefits of nearby towns and London within easy reach. This makes the area highly desirable for families, professionals, and those seeking a quieter lifestyle surrounded by nature.



Kingswood Lane, Warlingham, CR6

Approximate Area = 648 sq ft / 60.2 sq m

For identification only - Not to scale





Park & Bailey Warlingham

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