



211 Hillbury Road, Warlingham - CR6 9TJ  
£575,000

P A R K &  
B A I L E Y

P A R K &  
B A I L E Y



## 211 Hillbury Road

Warlingham, Warlingham

A well presented three bedroom family home situated in a convenient location within easy reach of Warlingham Village and Upper Warlingham Train station. The accommodation comprises a spacious open plan ground floor layout and a landscaped garden with a garden studio at the end of the garden

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Semi detached family home
- Open plan Kitchen/Dining/Lounge
- Downstairs W.C.
- Off Street Parking for two cars
- Landscaped Rear Garden
- 20sqm garden studio, equipped with electricity and internet
- Double-height vaulted landing



## Property Overview – Hillbury Road, Warlingham

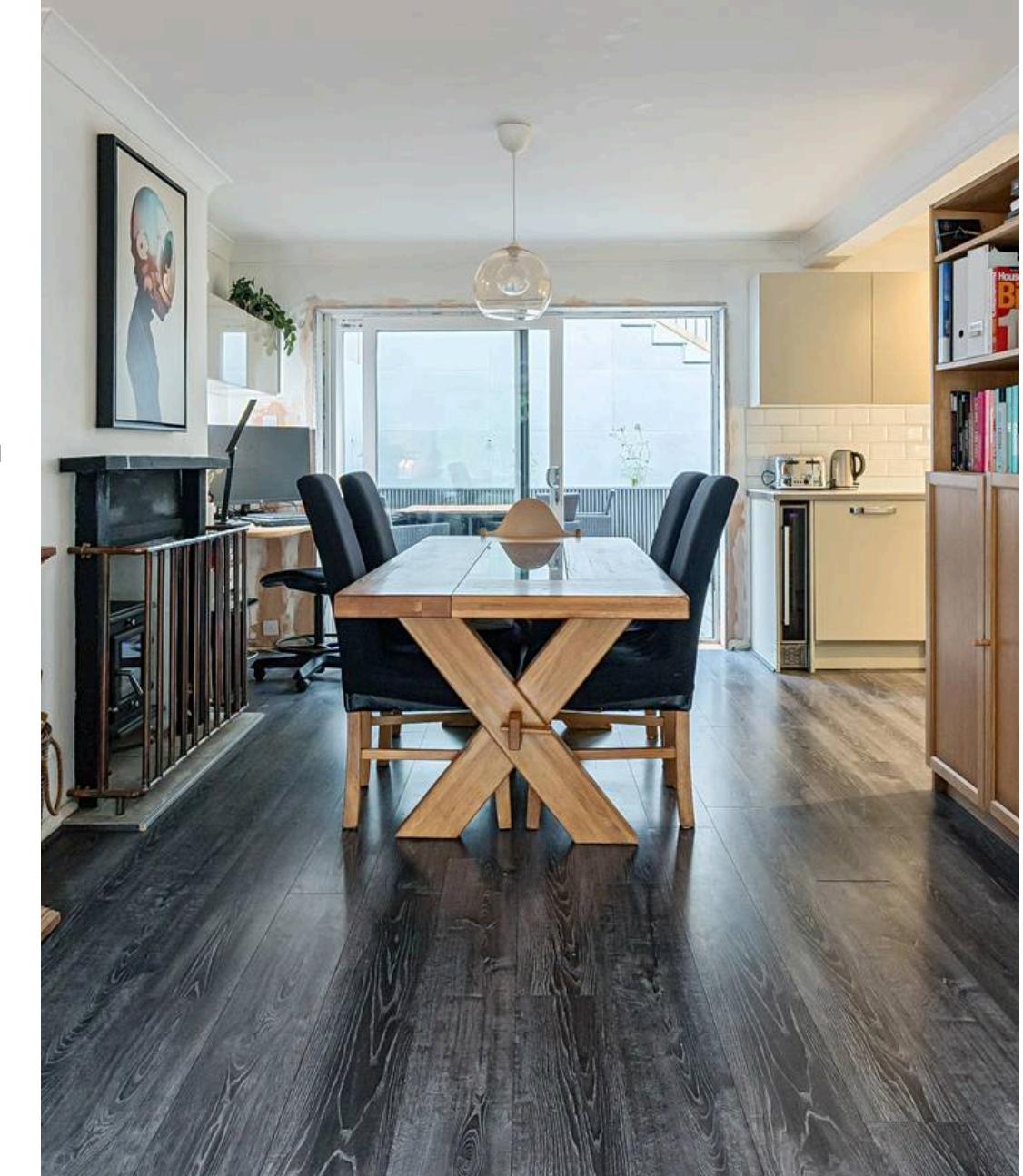
This beautifully modernised three-bedroom semi-detached house on Hillbury Road offers a perfect blend of contemporary design and comfort, having undergone extensive renovation by the current owners. The property now boasts a stylish, open-plan layout and is ideal for family living and entertaining.

**Ground Floor:** Step into the entrance hall, where you will find a convenient downstairs cloakroom with WC and washbasin. The heart of the home is a stunning open-plan kitchen/living/dining room, a spacious and inviting area created by combining the original rooms into one large, flowing space. The recently fitted kitchen is sleek and modern, with ample worktop space and quality appliances. The living and dining areas feature patio doors leading to a rear terrace, seamlessly connecting the indoors to the outdoor living space, perfect for summer dining or relaxation.

**First Floor:** Upstairs, there are two generous double bedrooms and a single bedroom, ideal for a child's room or home office. A stylish family bathroom completes this floor, featuring both a bathtub and a separate shower, designed for comfort and convenience. The first floor offers a light and bright double-height vaulted landing.

**Exterior:** Outside, the property offers off-street parking for two cars at the front, making it practical for everyday life. The rear garden has been thoughtfully landscaped to create a private dining and sitting area, with steps leading up to the main garden space. At the far end of the garden, you'll find a detached garden studio, a perfect retreat for work or leisure, complete with an area of decking that offers lovely views over the surrounding area. The garden studio offers additional 20 sqm of space and comes equipped with electricity and internet.

This immaculately presented home is an ideal choice for those seeking a modern, stylish lifestyle in a well-connected and desirable area. Ready to move in, it offers both comfort and elegance in a peaceful setting.



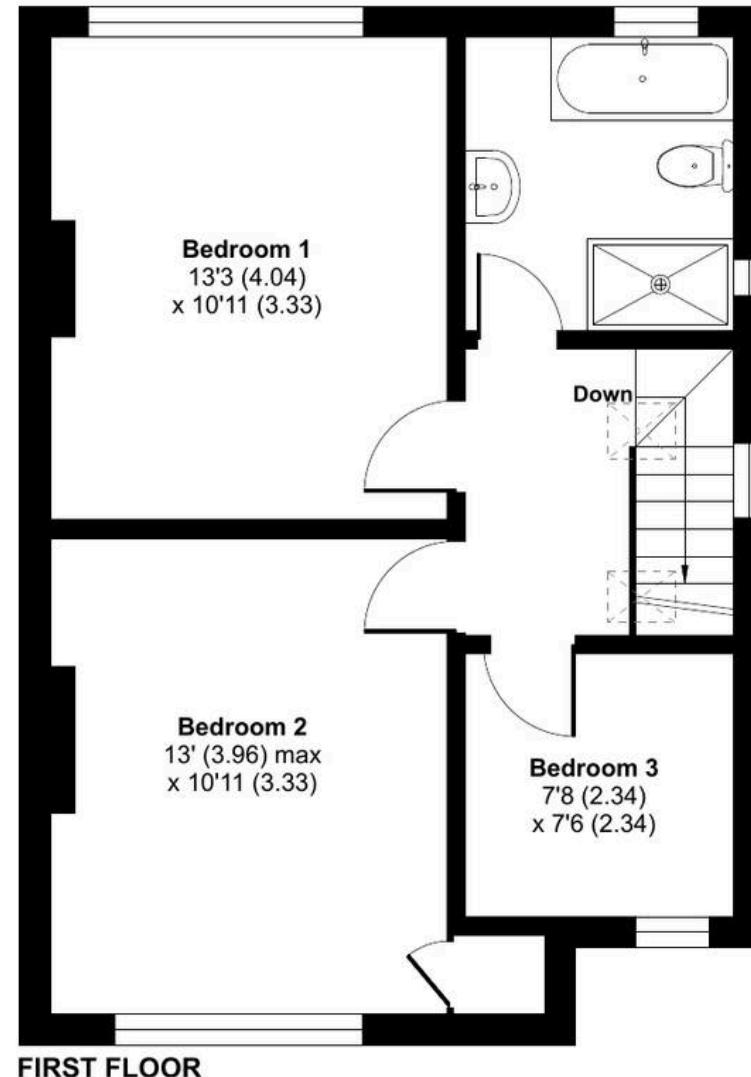
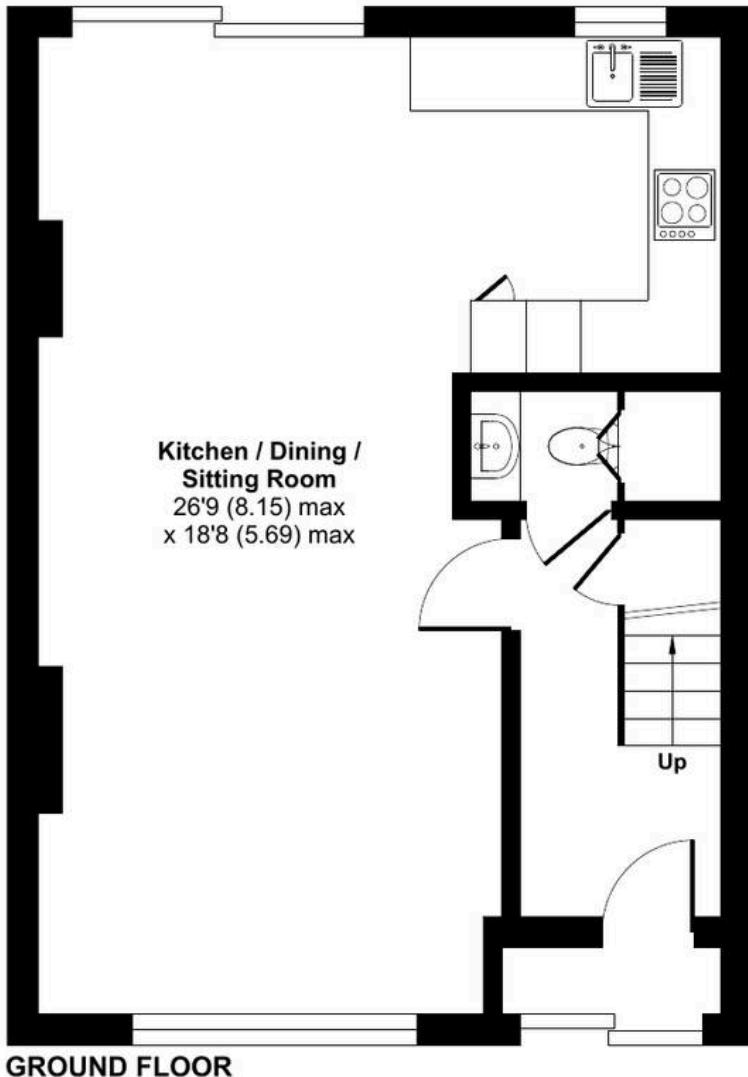


Denotes restricted  
head height

# Hillbury Road, Warlingham, CR6

Approximate Area = 982 sq ft / 91.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Park & Bailey. REF: 1195108



## Park & Bailey Warlingham

Park & Bailey, 426 Limpsfield Road – CR6 9LA

01883 626326 • [warlingham@parkandbailey.co.uk](mailto:warlingham@parkandbailey.co.uk) • [www.parkandbailey.co.uk/](http://www.parkandbailey.co.uk/)

As part of our service, we may recommend ancillary providers to assist with your property transaction. Please scan here for our Referral Fee disclosure information.

