



Marks Road, Warlingham - CR6 9SH

Guide Price **£1,150,000**





Marks Road

Warlingham

A deceptively spacious three bedroom contemporary property with three reception rooms, situated in a secure and private gated close within a short walk of Warlingham Village. The property offer spacious accommodation of over 2100 sq ft, to include a stunning kitchen/dining/family room.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Stunning Open Plan Kitchen/Dining/Family Room
- Lounge
- Study
- Downstairs Cloakroom
- Master Bedroom with Ensuite Shower Room
- Two further Double Bedrooms
- Family Bathroom
- Garage
- Gated Driveway
- Low Maintenance Garden



- **Entrance Hall:** A welcoming and spacious entrance hall with a large storage cupboard and further understairs storage, setting the tone for the stylish, contemporary feel throughout the home.
- **Open Plan Kitchen/Dining/Family Room:** The heart of the home, this expansive space features a beautifully appointed kitchen, equipped with modern appliances and ample storage. The dining and family areas are bright and airy, with two sets of bifold doors seamlessly connecting the indoors to the garden, creating a perfect space for entertaining and family living.
- **Lounge:** A light-filled lounge with sliding doors leading to the garden and a front aspect window. Originally designed to be a ground-floor bedroom with an ensuite, this room can easily be converted back if required, offering flexibility to suit your family's needs.
- **Study:** Ideal for home working, the ground-floor study offers a quiet and private space with sliding doors to the garden.
- **Cloakroom:** Convenient downstairs cloakroom with modern fixtures.

First Floor:

- **Master Bedroom:** The luxurious master suite boasts fitted wardrobes, a dedicated dressing area, and a chic ensuite shower room, providing a private retreat.
- **Two Additional Double Bedrooms:** Both generously sized and filled with natural light, both having fitted wardrobes.
- **Family Bathroom:** A sleek and contemporary bathroom, serving the second and third bedrooms.

Outside:

- **Driveway & Garage:** The property benefits from a gated driveway leading to a parking area and an integral garage, with convenient internal access to the house.
- **Garden:** A low-maintenance, courtyard-style garden is perfect for outdoor relaxation and entertaining, accessible via bifold doors from both the kitchen/dining/family room the lounge and the study.

This exceptional home offers modern family living in a prime location, with versatility, style, and comfort at its core.



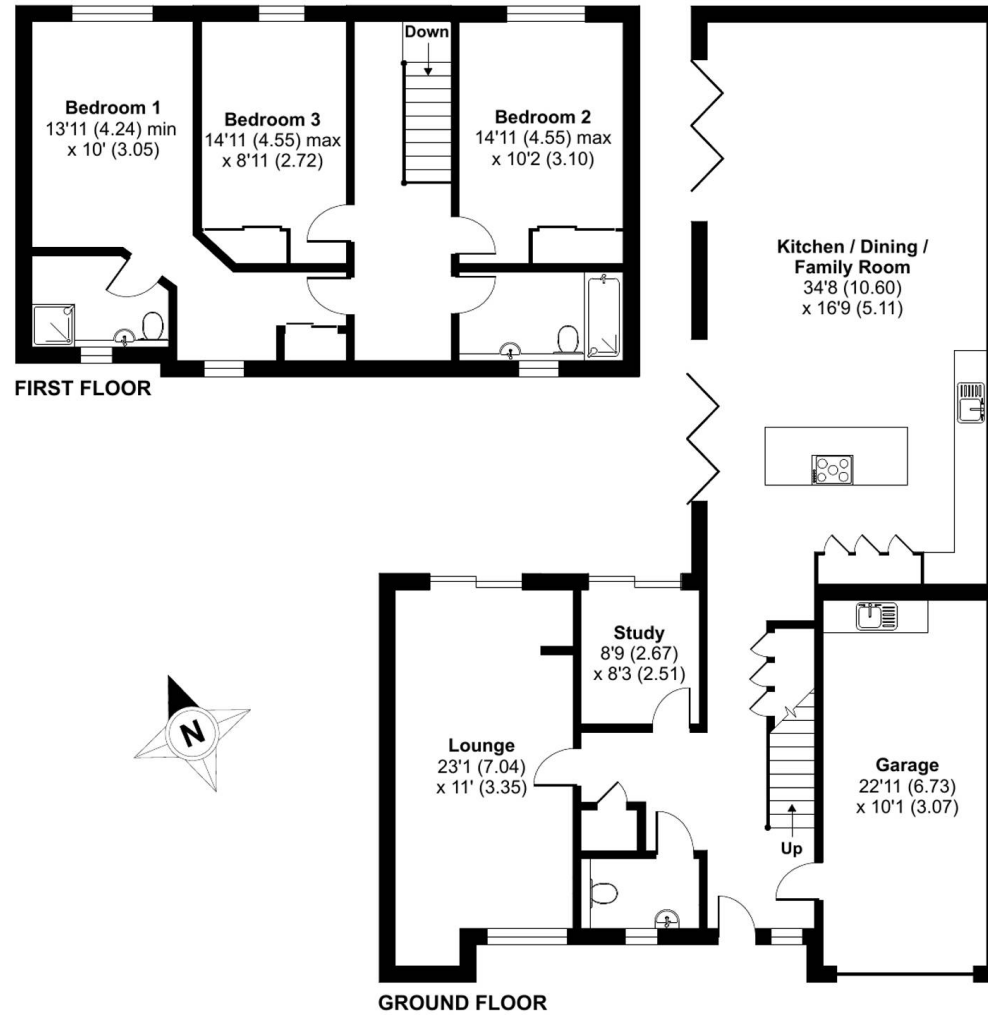
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Approximate Area = 1923 sq ft / 178.6 sq m

Garage = 230 sq ft / 21.4 sq m

Total = 2153 sq ft / 200 sq m

For identification only - Not to scale





Park & Bailey Warlingham

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