



**44 Dane Road, Warlingham – CR6 9NP**

In Excess of **£600,000**





## 44 Dane Road

Warlingham, Warlingham

Park & Bailey are delighted to offer to market this Three Bedroom Detached family home located in Dane Road, Warlingham. To avoid disappointment, call today to arrange your viewing.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Three Bedroom Detached Family Home
- En-Suite To Master
- Garage
- Walking Distance to Warlingham Village
- Vendors Suited



This beautifully presented three-bedroom detached house is ideally situated on a corner plot within a popular residential development, just a short walk from Warlingham Green. Offering excellent family accommodation throughout, the property boasts a delightful interior that is both welcoming and stylish.

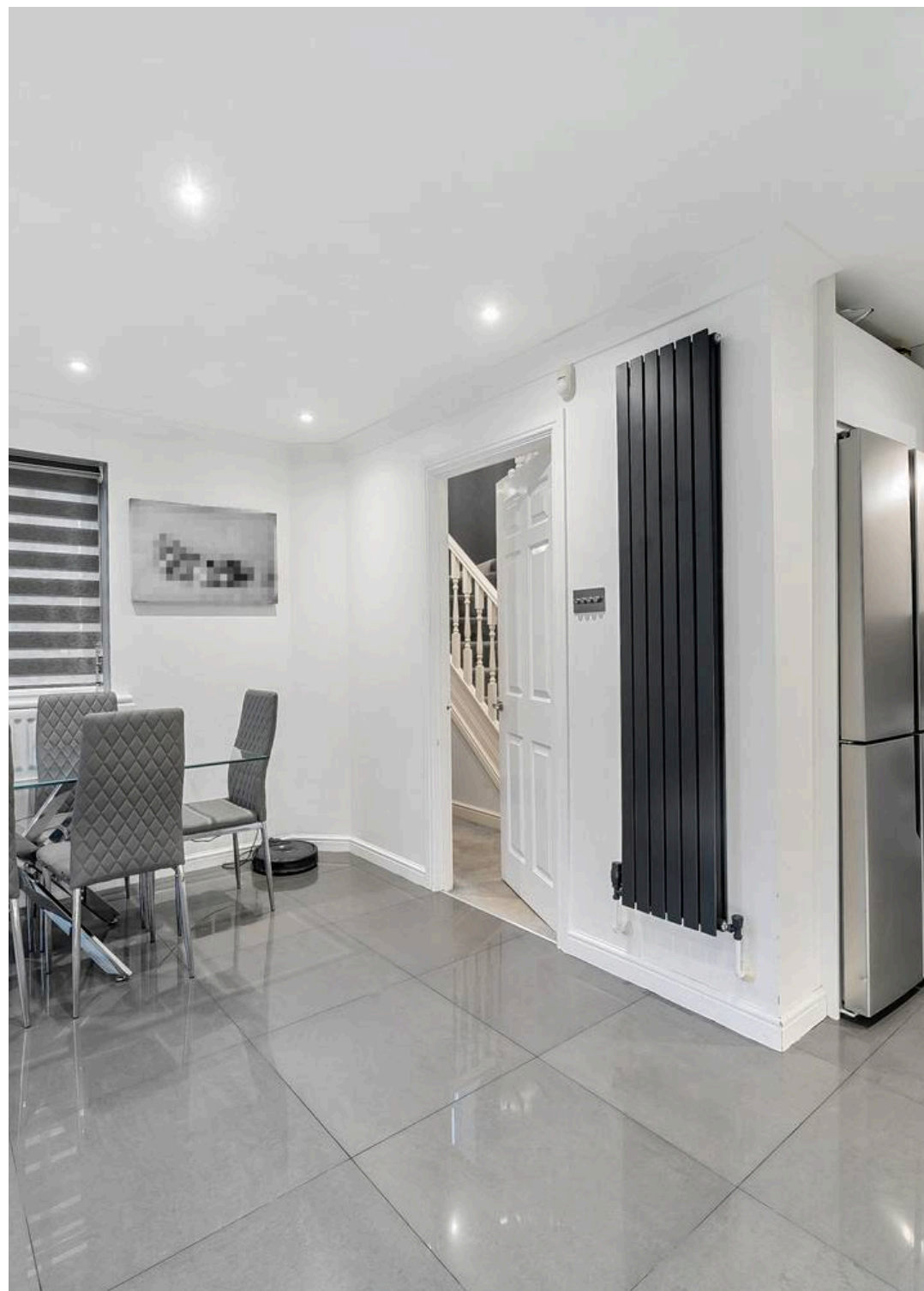
Upon entry, you are greeted by an attractive entrance hall/landing, featuring a stunning arched window and a turning staircase. The spacious, double-aspect sitting room is enhanced by an ornate open fireplace, creating a cosy and inviting atmosphere. There is also a separate dining room with French doors leading to the garden, a convenient cloakroom, and a newly fitted kitchen, complete with a useful utility room.

On the first floor, the master bedroom includes built-in furniture and an en suite bathroom with a window. The second bedroom benefits from access to the "Jack & Jill" bathroom, while the generously sized third bedroom boasts a double aspect and a large built-in cupboard/wardrobe.

Externally, the property continues to impress with a secluded, southerly-facing rear garden. This lovely outdoor space features an ornate patio, a door leading to the garage, a level lawn with a pond, and well-stocked flowerbeds, all enclosed by attractive walls and fencing.

An internal viewing is highly recommended to fully appreciate the appeal and quality of this charming family home.

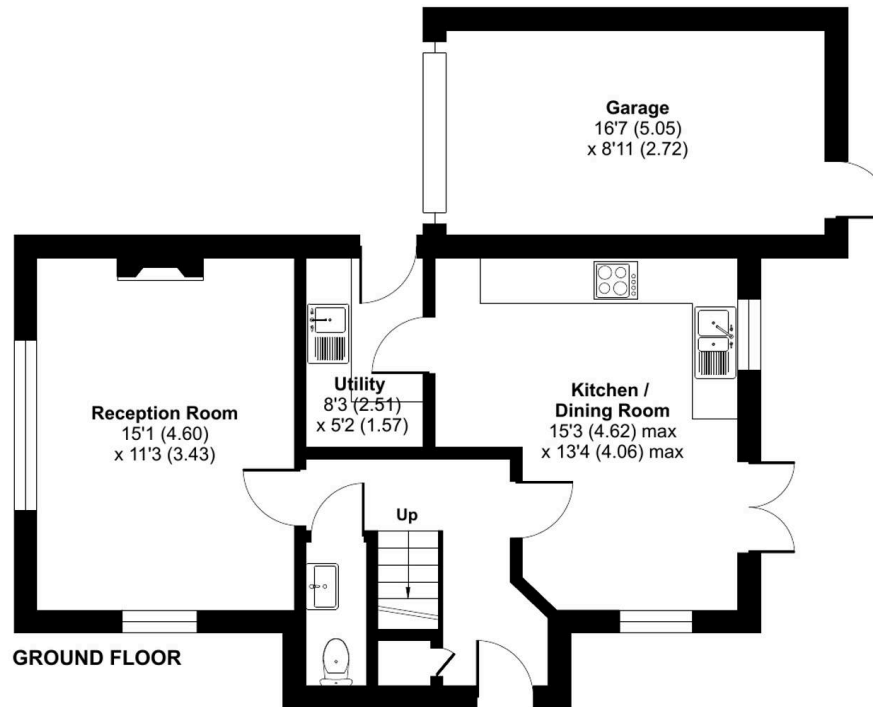
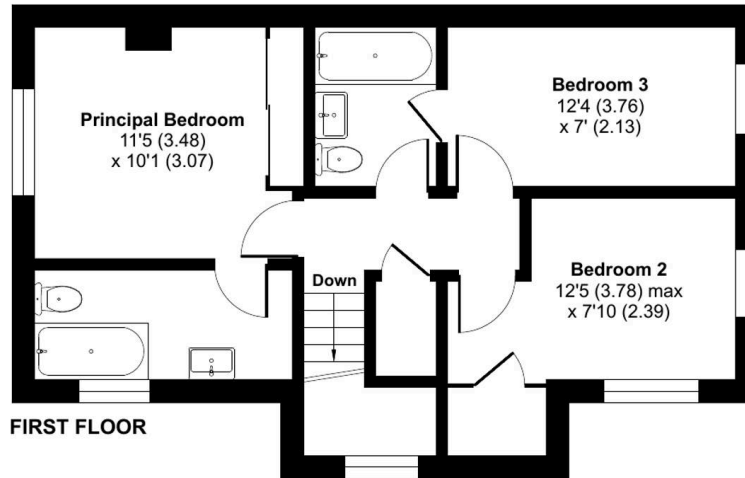
Dane Road is located in the picturesque village of Warlingham, situated in the Tandridge district of Surrey, England. Warlingham is a desirable and peaceful area, offering a combination of countryside living with easy access to urban amenities. The location benefits from being within close proximity to local shops, cafes, and highly regarded schools, making it ideal for families. Warlingham Green, a charming village hub, is nearby, and offers further recreational and social opportunities. For commuters, Warlingham is well-connected, with Upper Warlingham and Whyteleafe stations providing direct train services to London Victoria and London Bridge, typically within a 30-minute journey. Additionally, the area is served by a number of bus routes providing access to nearby towns such as Caterham and Croydon. The surrounding area is rich in natural beauty, with the nearby Surrey Hills Area of Outstanding Natural Beauty offering scenic walks, cycling routes, and outdoor leisure activities. Warlingham's combination of green spaces, local amenities, and excellent transport links make it an attractive place to live.



# Dane Road, Warlingham, CR6

Approximate Area = 1026 sq ft / 95.3 sq m  
Garage = 150 sq ft / 13.9 sq m  
Total = 1176 sq ft / 109.2 sq m

For identification only - Not to scale





## Park & Bailey Warlingham

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