



**17 Homefield Road, Warlingham - CR6 9HU**

In Excess of **£1,000,000**





## 17 Homefield Road

Warlingham

A rare opportunity to purchase this three bedroom detached bungalow, located in a highly sought after location and offers potential for further improvement and extension. Offered with no onward chain.

Council Tax band: G

Tenure: Freehold

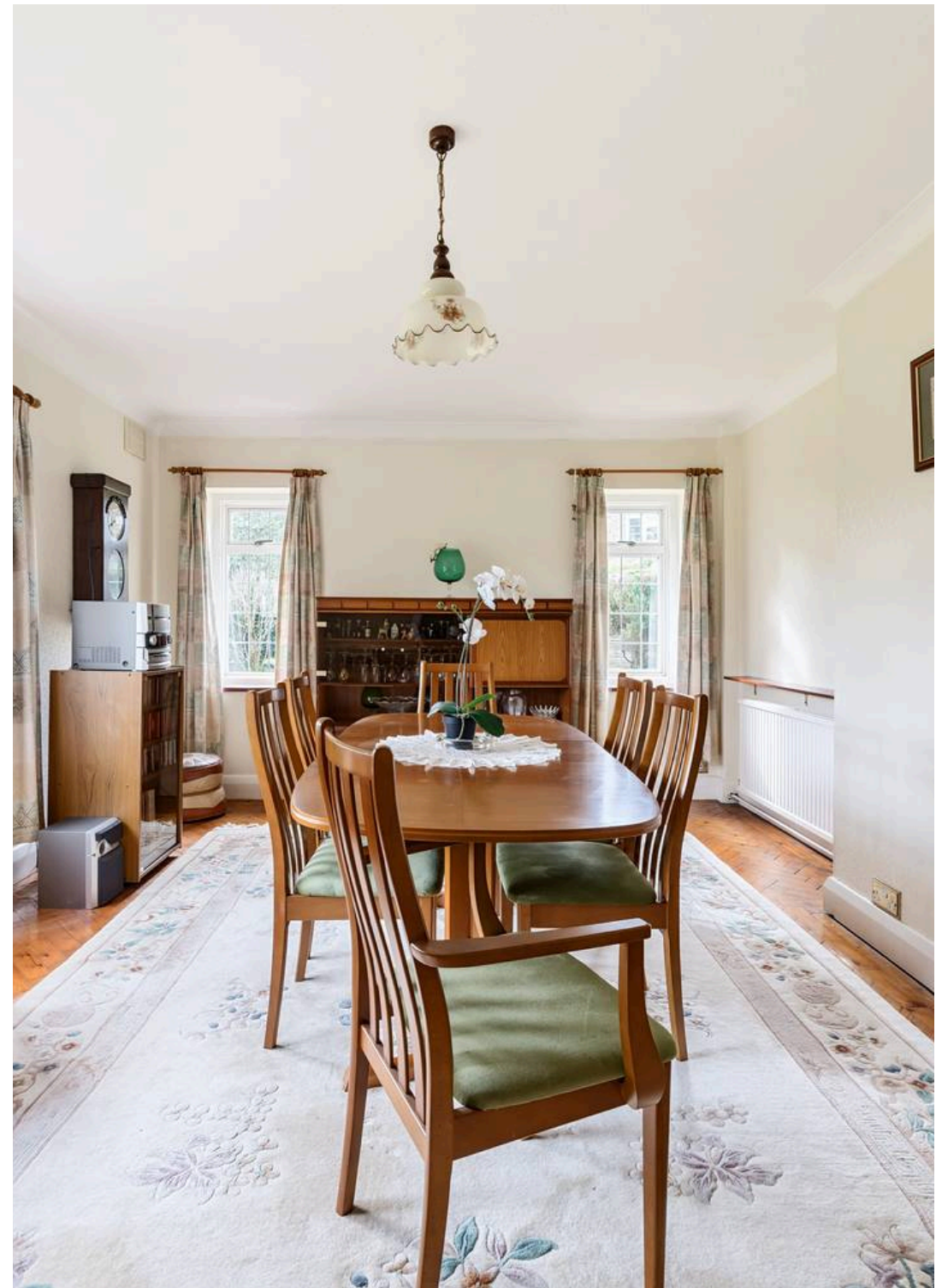
EPC Energy Efficiency Rating: D

- Double Garage
- Potential for extension



Welcome to this charming three-bedroom detached bungalow nestled in the highly desirable location of Homefield Road, Warlingham. This property offers a unique opportunity for either someone looking for a detached bungalow in one of the most sought after roads, or a buyer looking at the extension potential to create an ideal home.

1. **Three Bedrooms:** Spacious bedrooms provide ample accommodation for a growing family or those seeking extra space for guests or home office setups.
2. **Lounge & Dining Room:** The property boasts a cozy lounge area, perfect for relaxing evenings, and a separate dining room offering a delightful space for family gatherings and entertaining guests, these two rooms could be knocked in to one, (subject to building regulations) to create a large reception room.
3. **Conservatory:** Located off the lounge is this charming conservatory, flooded with natural light, providing an ideal spot to enjoy the views over the garden.
4. **Large Double Garage:** The property comes with a generously sized double garage, offering not only parking space but also additional storage solutions or a workshop, ensuring functionality and convenience.
5. **Potential for Extension:** With ample space both indoors and outdoors, there is exciting potential for expansion or renovation to tailor the property to your specific needs and preferences, making it a versatile investment opportunity.
6. **Gated Driveway:** Enjoy privacy and security with a gated driveway, providing ample parking space for multiple vehicles and ensuring peace of mind for homeowners.
7. **Sought-After Location:** Situated in a highly sought-after area of Warlingham, residents benefit from a tranquil setting while still being within easy reach of local amenities, schools, and transport links, offering the perfect balance of convenience and serenity.
8. NO CHAIN



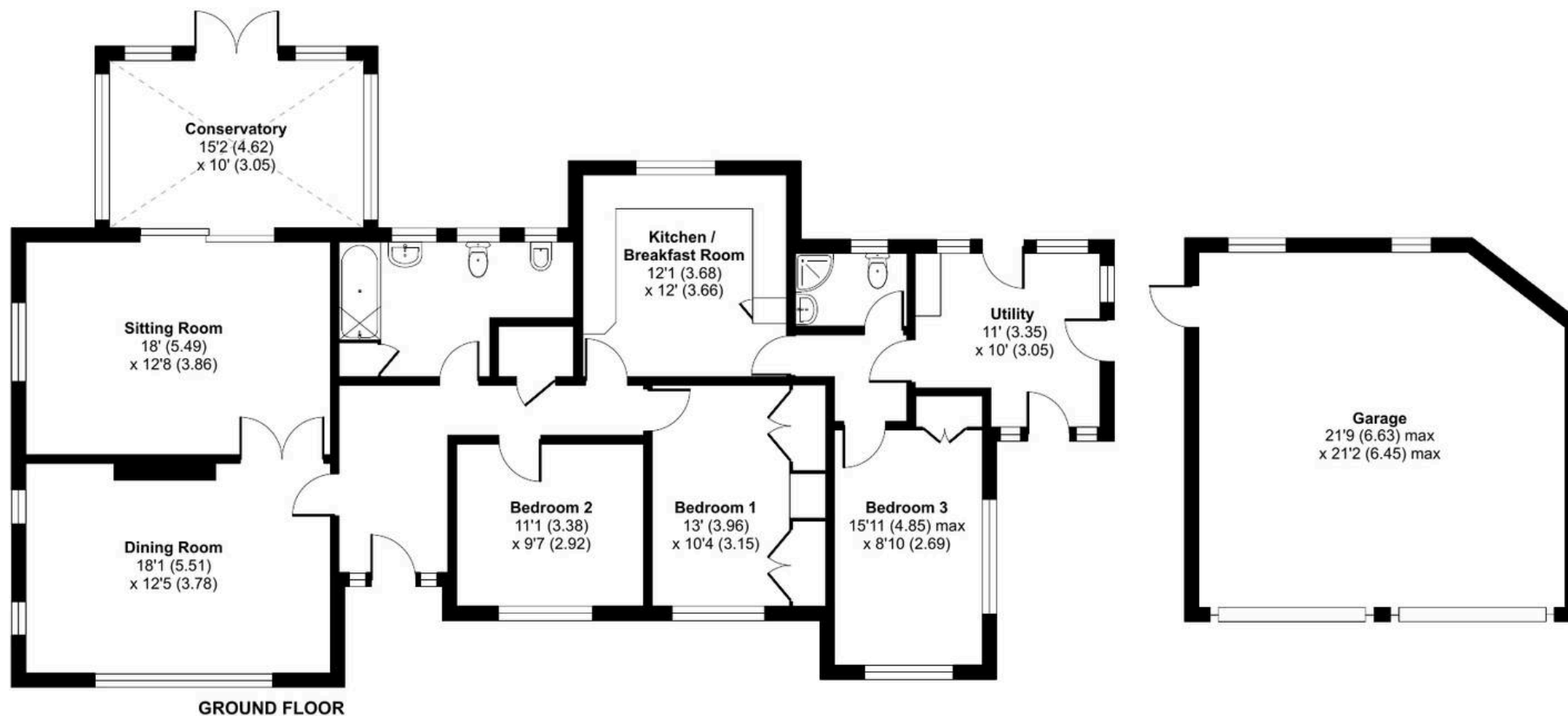
# Homefield Road, Warlingham, CR6

Approximate Area = 1601 sq ft / 148.7 sq m

Garage = 449 sq ft / 41.7 sq m

Total = 2050 sq ft / 190.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2023. Produced for Park & Bailey. REF: 1092154



## Park & Bailey Warlingham

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