



Warren Park, Warlingham - CR6 9LD

In Excess of £700,000





9 Warren Park

Warlingham

Park & Bailey are delighted to present this attractive three-bedroom semi-detached home, ideally located on the highly sought-after Warren Park—just a short stroll from the heart of Warlingham Village.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Three bedroom Semi detached House
- Garage
- Walking Distance to Warlingham Village
- Charming Character
- Impressive 31ft Kitchen/Bkfst Room
- Cloakroom with W/C
- Popular Residential Road



3 Bedrooms | 2 Receptions | 1 Bathroom | Garage | Prime Village Location

Set in a peaceful and sought-after cul-de-sac just moments from Warlingham Green, this beautifully presented three double bedroom semi-detached family home blends character charm with generous living space throughout.

The property welcomes you via an enclosed entrance porch into a bright and spacious hallway with useful storage and a convenient ground floor cloakroom with WC. To the front, a stylish living room features a bay window and attractive fireplace, while the separate rear dining room is ideal for entertaining or family meals. The heart of the home is a truly impressive 31ft kitchen/breakfast room, complete with sash windows, French doors to the garden, integrated appliances, marble worktops, and a central island—perfect for modern family living.

Upstairs, you'll find three well-proportioned double bedrooms, including a principal bedroom with fitted wardrobes and storage. A family bathroom with a separate shower cubicle completes the first floor.

Outside, the property enjoys a beautifully maintained, secluded rear garden stocked with mature shrubs and planting, while a 16ft garage provides additional storage or parking.

Key Features:

- Prime residential location close to Warlingham Green
- Three double bedrooms
- Two generous reception rooms
- Stunning 31ft kitchen/breakfast room with marble worktops
- Ground floor cloakroom with WC
- Level, secluded rear garden
- 16ft garage
- Excellent transport links including nearby Upper Warlingham Station and 403 bus route

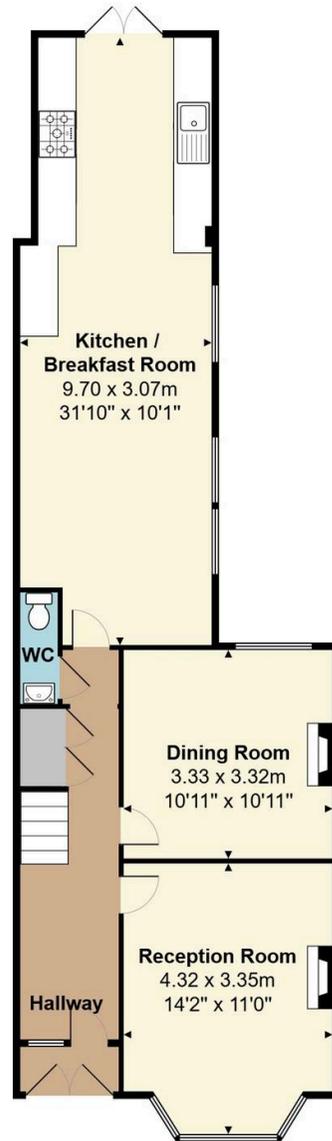
Warren Park is a highly regarded residential road just off Chapel Road, offering easy access to Warlingham's village shops, cafés, and supermarkets. Excellent local schools and transport links make this the ideal setting for growing families or those looking to upsize.



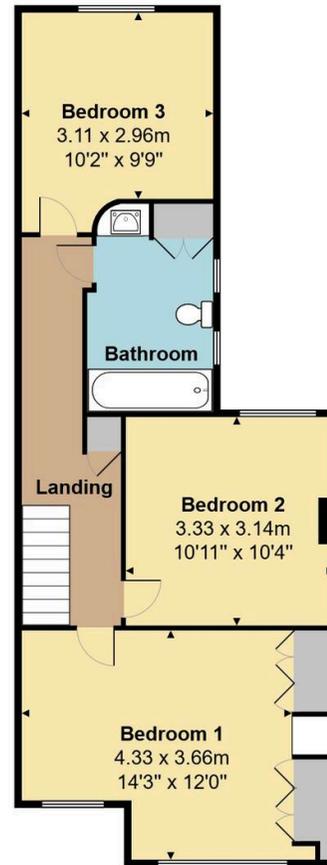
Warren Park, Waringham, CR6



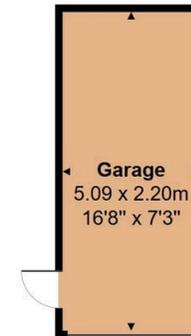
Total Floor Area: 130.5 m² ... 1405 ft²



Ground Floor
Total Floor Area 65.7 m² ... 708 ft²



1st Floor
Total Floor Area 53.6 m² ... 577 ft²



Outbuilding
Total Floor Area 11.2 m² ... 121 ft²

Measurements are approximate, not to scale and for illustrative purposes only.
www.essentialpropertymarketing.com



Park & Bailey Warlingham

Park & Bailey, 426 Limpsfield Road - CR6 9LA

01883 626326 • warlingham@parkandbailey.co.uk • www.parkandbailey.co.uk/

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