4 Parsonage Close, Warlingham - CR6 9EN

In Excess of **£600,000**

PARK & BAILEY

4 Parsonage Close

Warlingham, Warlingham

A two bedroom extended detached bungalow with spacious lounge separate dining room and a study situated in a quiet cul-de-sac backing on to fields.
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Detached Bungalow
- Lounge
- Dining Room
- Study
- Two double bedrooms
- Utility Room
- Off street parking and garage

Located in a quiet and sought-after cul-de-sac, this well-presented and spacious two double bedroom detached bungalow offers comfortable and flexible living, combined with a tranquil setting and delightful countryside views.
Positioned on Parsonage Close, just off Farleigh Road, the property enjoys a peaceful, semi-rural location with a true sense of escape, while still being within easy reach of Warlingham Village Green, local shops, schools, and excellent transport links.

Accommodation

The accommodation is generously proportioned throughout and offers a practical and versatile layout. A welcoming entrance hall leads to a bright double aspect lounge with doors leading to the rear garden, perfect for relaxing, and a separate dining room, ideal for entertaining.

The modern fitted kitchen has been extended to create a spacious dining room with access to the rear garden, the kitchen is complemented by a useful utility room and cloakroom.

The main bedroom has also been extended and has a range of fitted wardrobes, there is a further double bedroom with a built in cupboard and a well-appointed family bathroom.

Located off the lounge is a useful study with a bay window overlooking the rear garden and providing access to the garage.

Outdoor Space

One of the standout features of this home is the beautifully landscaped South-Westerly rear garden, which enjoys views over fields and offers a variety of well-designed areas to sit and enjoy the sun throughout the day.

A charming garden room provides a peaceful retreat, ideal as a hobby space, home office or simply a place to enjoy the views in comfort.

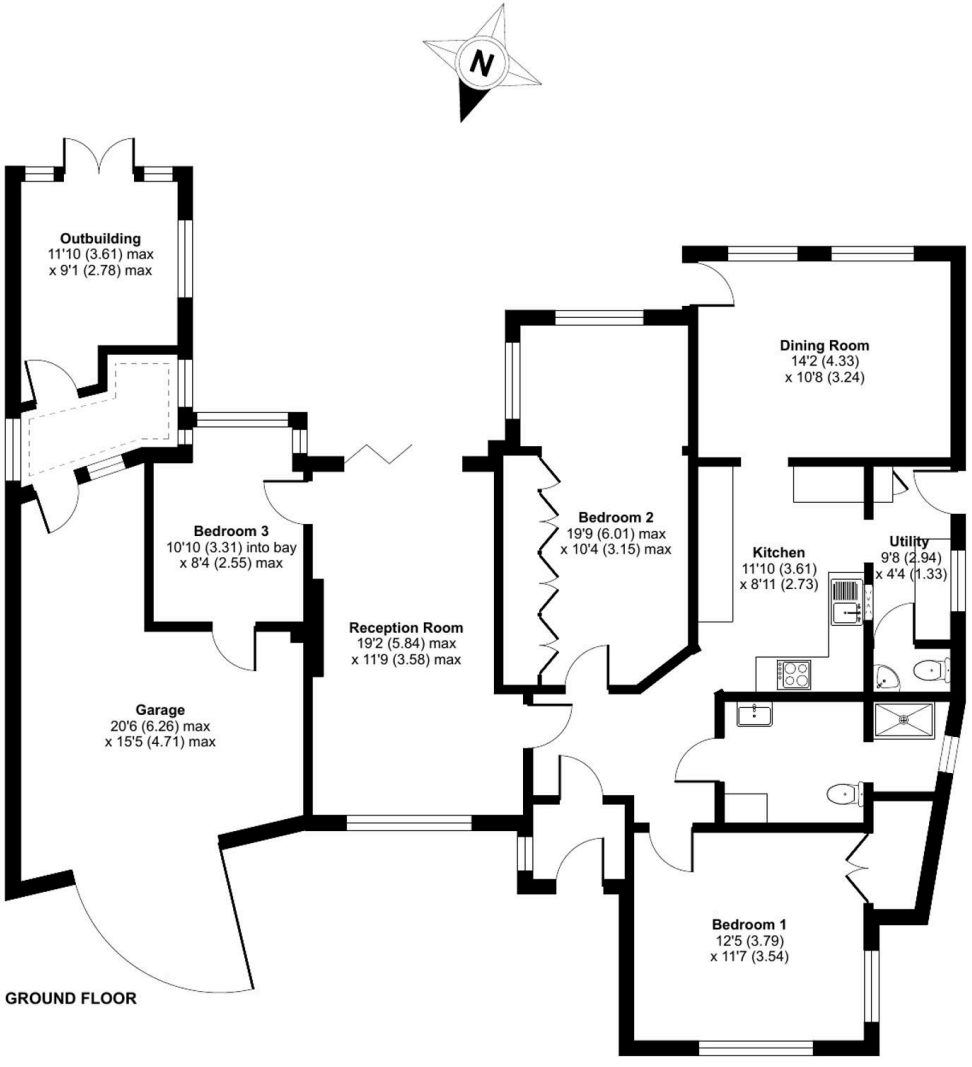
There is access to both sides of the property leading to the front, where a block-paved driveway provides ample off-street parking leading to the good size garage.

This delightful bungalow offers a rare opportunity to enjoy single-storey living in a highly desirable location with an abundance of natural light, space and scenic surroundings.

Viewings are highly recommended to fully appreciate everything this charming home has to offer.

Parsonage Close, Warlingham, CR6

Approximate Area = 1211 sq ft / 112.5 sq m
Garage = 392 sq ft / 36.4 sq m
Total = 1603 sq ft / 148.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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Park & Bailey Warlingham

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