



**5 Eden Way, Warlingham – CR6 9DP**

Guide Price **£495,000**







## 5 Eden Way

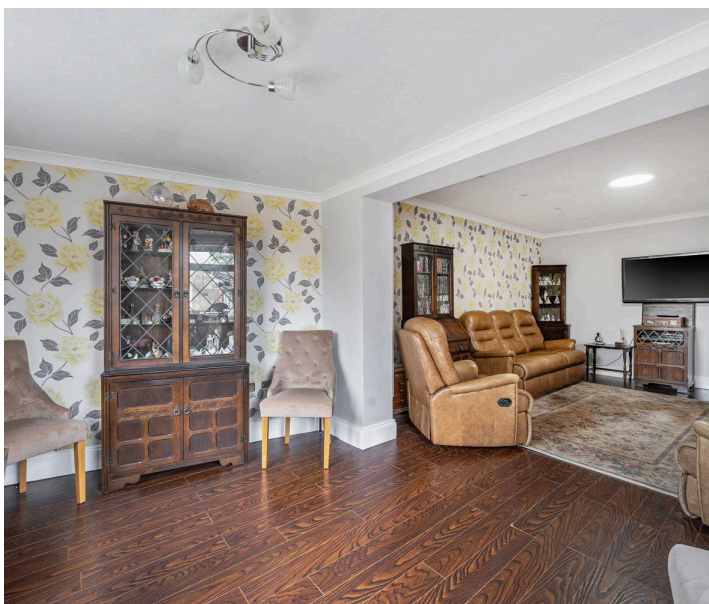
Warlingham

Two-bedroom semi-detached bungalow in a quiet Warlingham cul-de-sac, featuring a spacious lounge/dining room, fitted kitchen, refitted bathroom, driveway, garage, and private rear garden.

Council Tax band: E

Tenure: Freehold

- Two double bedrooms with fitted wardrobes in the main bedroom
- Extended lounge/dining room with doors to the rear garden
- Well-equipped kitchen/breakfast room
- Modern refitted bathroom with easy-access bath and shower
- Driveway providing off-street parking, garage and workshop
- Semi-detached bungalow offering versatile single-level living



Park & Bailey are delighted to present this well-proportioned two-bedroom semi-detached bungalow, located in a quiet cul-de-sac in Warlingham, conveniently close to local amenities including Sainsbury's.

#### Accommodation

##### Entrance Hall

A welcoming hallway providing access to all rooms and setting the tone for the spacious accommodation throughout.

##### Lounge/Dining Room

The lounge has been thoughtfully extended to create a generous lounge/dining area, perfect for relaxing or entertaining. Doors open directly onto the rear garden, allowing natural light to fill the space.

##### Kitchen/Breakfast Room

A well-appointed kitchen featuring an extensive range of fitted units and ample work surfaces. Doors provide convenient access to the rear garden, making indoor-outdoor living effortless.

##### Bedrooms

The **main bedroom** benefits from fitted wardrobes, offering excellent storage. A **second double bedroom** provides flexibility for family, guests, or a home office.

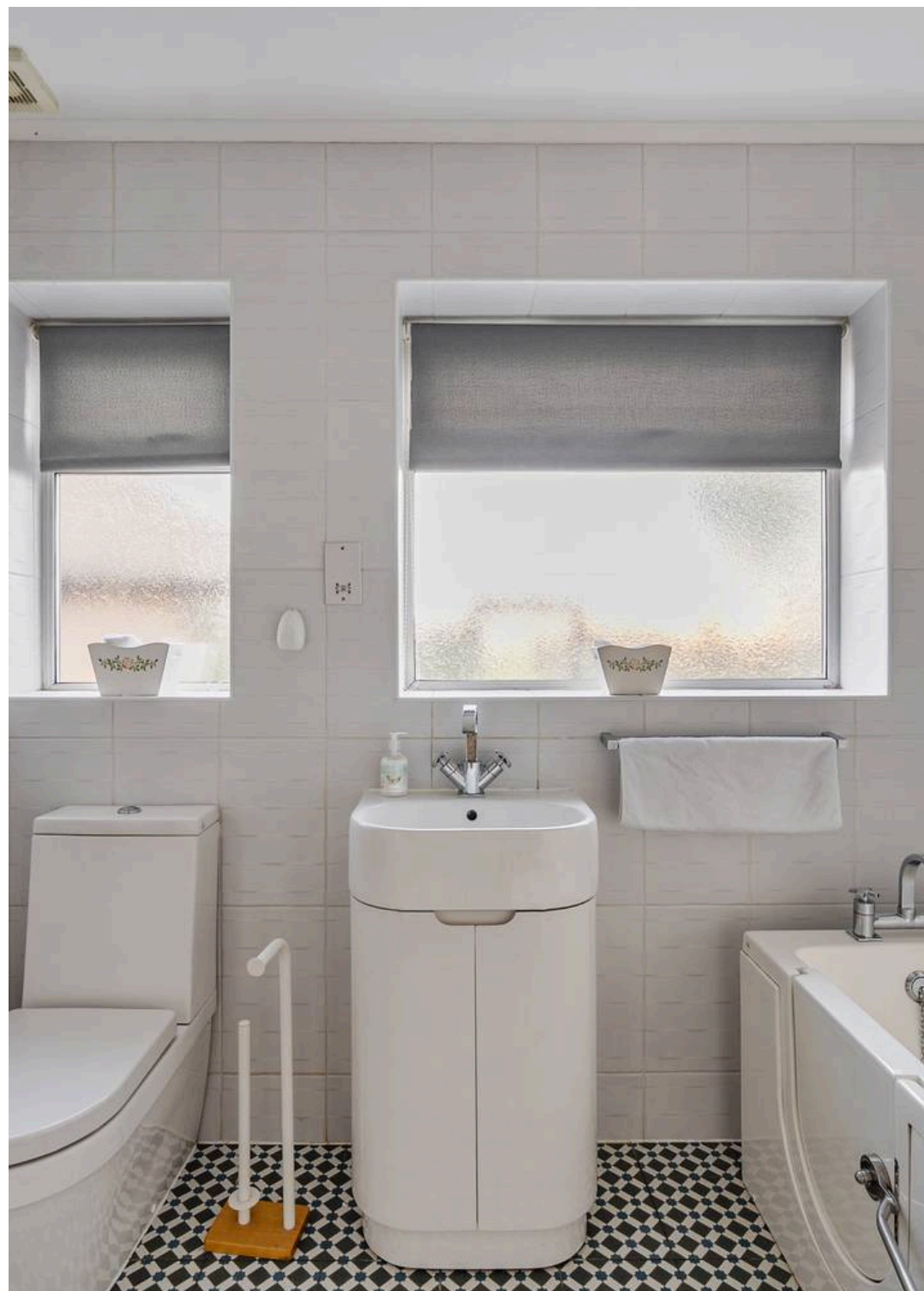
##### Bathroom

The modern refitted bathroom includes an easy-access bath with shower over.

##### Outside

##### Front & Driveway

A driveway to the front provides off-street parking, while a shared driveway to the side leads to a garage and workshop, offering additional storage and practical space.





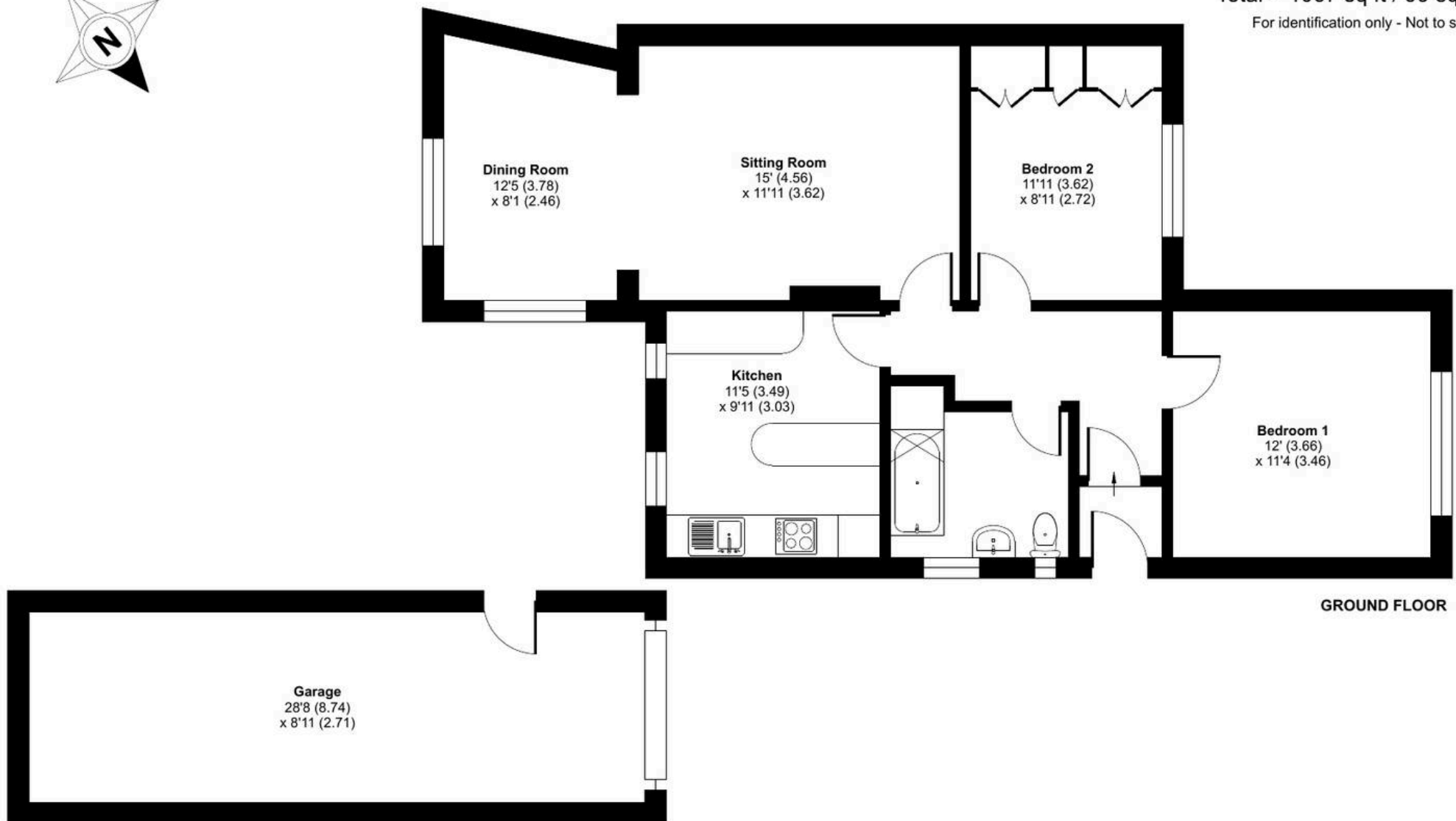
# Eden Way, Warlingham, CR6

Approximate Area = 812 sq ft / 75.4 sq m

Garage = 255 sq ft / 23.6 sq m

Total = 1067 sq ft / 99 sq m

For identification only - Not to scale







## Park & Bailey Warlingham

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