



5 Crowborough Close, Warlingham - CR6 9SP

Guide Price £495,000





5 Crowborough Close

Warlingham, Warlingham

Stylish two/three-bedroom semi-detached home with superb open-plan kitchen/living space, versatile third bedroom with en-suite, private balcony, large garden with garden room and driveway parking.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Three-bedroom semi-detached home
- Excellent decorative order throughout
- Stunning open-plan kitchen/dining/living area
- Modern kitchen with quartz work surfaces and breakfast bar
- Versatile ground floor third bedroom with en-suite shower room
- Principal bedroom with private balcony
- Family bathroom
- Driveway providing off-street parking
- Large level rear garden with patio
- Solar Panels



Park & Bailey are delighted to present this beautifully presented three-bedroom semi-detached home, ideally situated in the popular residential location of Warlingham. Offering versatile accommodation and a superb open-plan living space, this impressive home is perfectly suited to modern family living.

The Property

The accommodation is arranged to provide bright, flexible and well-balanced living space throughout.

A standout feature of the property is the fantastic open-plan kitchen/dining/living area, creating a stylish and sociable heart of the home. The kitchen has been fitted with an extensive range of base and eye-level units complemented by quartz work surfaces and a matching breakfast bar. The living area offers a comfortable seating space with a double-glazed window and door opening onto the rear garden, allowing for plenty of natural light.

Located off the living area is the versatile third bedroom, currently arranged as a bright and spacious room with a window to the front aspect, skylight and doors leading to the garden. This room also benefits from an en-suite shower room and could equally serve as a dining room, guest suite or home office.

To the first floor, the principal bedroom enjoys access to a private balcony, creating a pleasant outdoor retreat. There is also a second double bedroom and a well-appointed family bathroom.

Outside

To the front of the property, a driveway provides convenient off-street parking with side access leading to the rear garden.

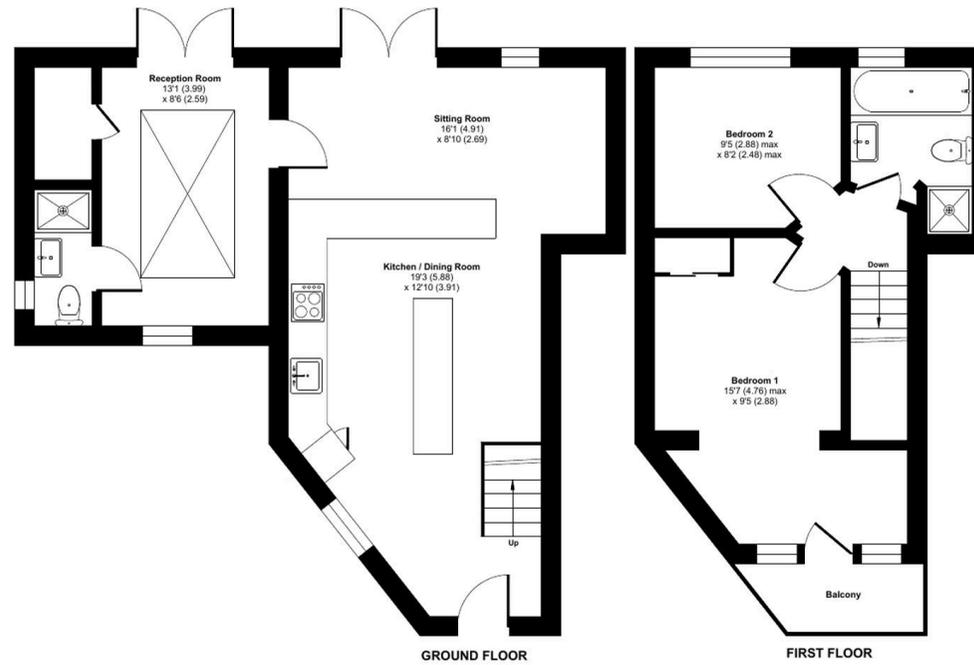
The rear garden is a particular highlight of the home, offering a generous and level lawn with a patio area ideal for outdoor dining and entertaining. A garden room to the rear adds further versatility, perfect for use as a home office or hobby space.



Crowborough Close, Warlingham, CR6

Approximate Area = 846 sq ft / 78.5 sq m

For identification only - Not to scale





Park & Bailey Warlingham

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