



Westhall Road, Warlingham
Surrey, CR6

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Beyond your expectations

A beautifully presented 3/4 bedroom family home

Hamptons International

29 Station Avenue, Caterham, Surrey, CR3 6LB

Sales. 01883 345255

caterham@hamptons-int.com

www.hamptons.co.uk

3/4 Bedrooms | Modern Bathroom | 2/3 Reception Rooms | Kitchen/Dining Room | Downstairs WC | Garden
| Double Garage | Views | Convenient for commuting

Offers in excess of £575,000 Freehold

Description

This three/four bedroom, detached property is in an exceptionally convenient position for both Upper Warlingham and Whyteleafe railway stations and offers potential to create a first floor extension. On the ground floor, the double aspect sitting room has a bay window to the front, and an attractive gas working fireplace with decorative inset. This is open to a formal dining room to the rear which has French doors leading out to a paved patio area. The kitchen/dining room has ample space for a table and chairs ideal for family meals. It has a range of eye level and base units with space for appliances, tiled floors and French doors leading to the patio. There is a ground floor cloakroom and a further reception room which would be ideal as a family room/bedroom 4. On the first floor there are three bedrooms, two of which have lovely views to the front and the third overlooks the garden. The modern family bathroom has porcelain tiled walls and floor and the bath has an overhead shower.

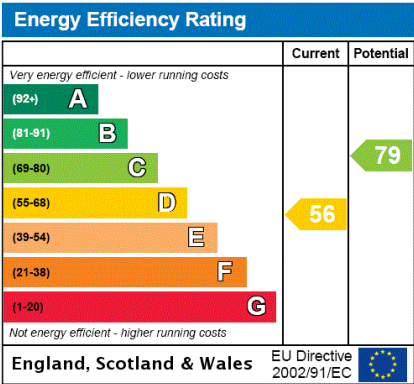
Outside

To the front of the property is a double garage at street level and the front garden is mainly laid to lawn with mature trees and steps leading to the front door. To the rear of the house there is a paved patio area with steps leading to a further wood decked terrace, ideal for alfresco entertaining. The rest of the garden is laid to lawn.

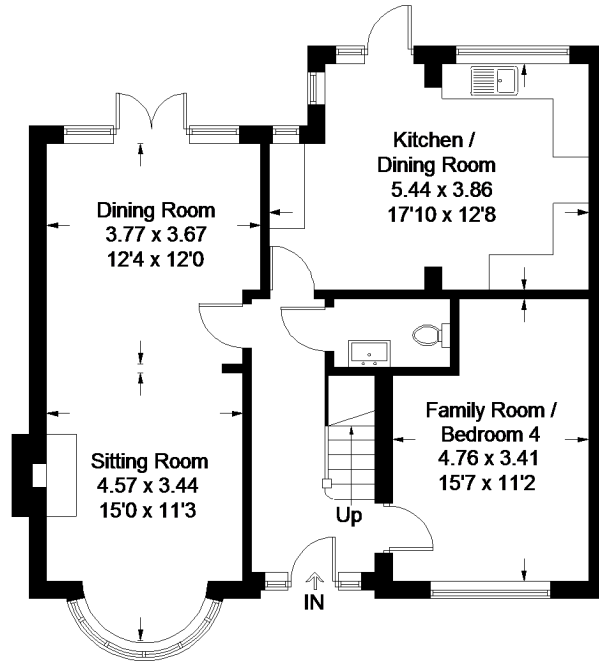
Location

This property is conveniently situated for commuting and

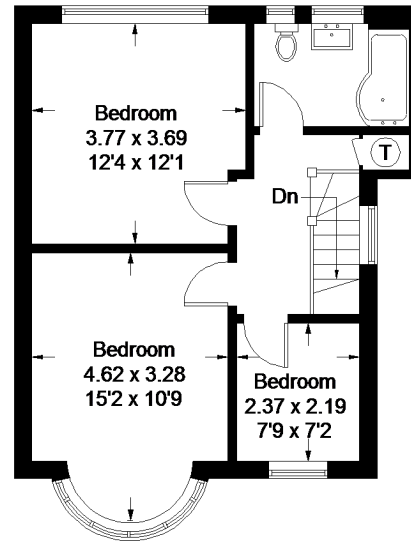
is within a short walk of Upper Warlingham and Whyteleafe railway stations. Nearby Whyteleafe has local amenities and Warlingham Village Green, with its range of shops and restaurants, is about 1.5 miles away. Caterham is about 2.5 miles away and offers a more extensive range of shopping facilities. The M25 (J6) is about 3 miles from the property. Schools in both the state and private sectors are close to hand including Hamsey Green Primary, Warlingham Secondary and Caterham School. There is a large park with recreational facilities nearby with access to Riddlesdown and areas of greenbelt countryside. TRAIN SERVICES: Within walking distance of two railway stations - Upper Warlingham (0.1 miles) and Whyteleafe (0.3 miles), which both offer frequent services to Victoria and London Bridge in about 35 minutes.



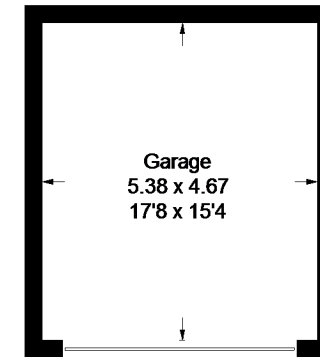
Approximate Gross Internal Area = 122.4 sq m / 1317 sq ft
Garage = 25.4 sq m / 273 sq ft
Total = 147.8 sq m / 1590 sq ft



Ground Floor



First Floor



Garage

(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID195213)
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FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

