



Limpsfield Road, Warlingham  
Surrey, CR6



*Beyond your expectations*

# 4 bedroom family home close to amenities

Hamptons International

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4 Bedrooms | Entrance Hall | Cloakroom | Kitchen/Breakfast Room | Utility Room | Sitting Room | Dining Room/Family Room | Bathroom | Ensuite Bathroom | Ensuite Shower Room | Garage | Close to Local Amenities

## Guide Price £625,000 Freehold

### Description

Centrally located for Warlingham Green and local amenities, this well presented and deceptively spacious modern house benefits from 4 double bedrooms, 3 bath/shower-rooms, a contemporary interior, integral garage, private parking and enclosed garden. The property was built in 2009 to suit the needs of a modern family with wide entrance hall leading to a family room/dining room with bay window to the front. To the rear is a spacious sitting room with doors in to the garden and the kitchen/breakfast room which is fitted with a shaker style kitchen with granite work surfaces, integrated dishwasher, CDA range cooker (available by separate negotiation) and a good range of wall and base units. The adjacent utility room has space for a washing machine and separate dishwasher with access to the side of the property leading to the garden. On the first floor there are four good sized bedrooms two with an ensuite and a family bathroom leading from a galleried landing. The master bedroom benefits from fitted wardrobes.

### Outside

Screened by mature trees and shrubs to the front boundary, the property is approached over a tarmac driveway with ample parking. There is a covered porch and access to a spacious garage with roll top door. A side gate leads to the rear garden which offers privacy being enclosed by panel fencing on 3 sides. There is a mainly level lawn, specimen cherry trees and spanning the width of the house is a patio ideal for entertaining in the summer months.

### Location

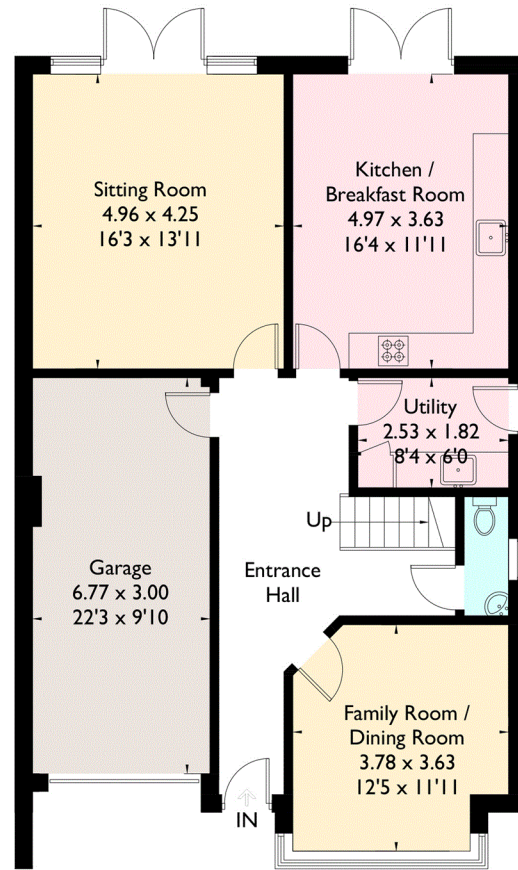
In a convenient location within a level walk of nearby Warlingham Green which has a good range of shops, pubs and restaurants and a primary school. There are sports clubs close-by and Farleigh Common has recreational facilities for golf, walking and horse-riding. Local schools include a village primary school with secondary schools such as Warlingham, De Stafford and Caterham Schools. TRAIN SERVICES: Upper Warlingham Station (Zone 6) is 1.5 miles with direct services to London Victoria (33 mins) and London Bridge (32 mins).



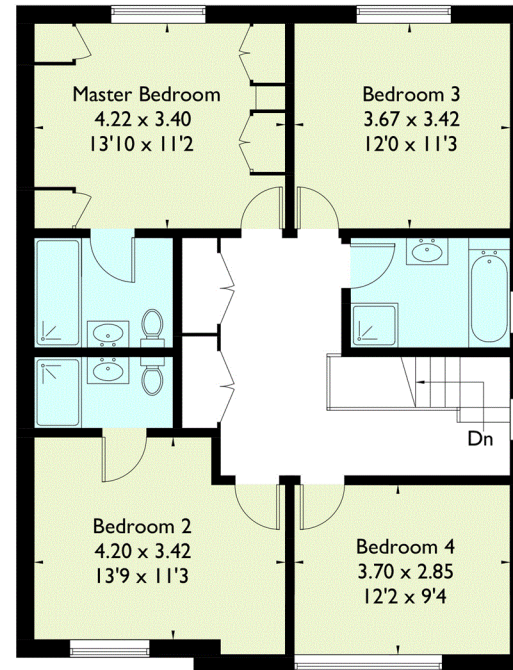
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	82	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

# Limpsfield Road, Warlingham

Approximate Gross Internal Area  
183.6 sq m / 1976 sq ft (Including Garage)



Ground Floor



First Floor

FLOORPLANZ © 2016 0845 6344080 Ref: 170154

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

**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.

