

3 WARREN PARK
WARLINGHAM, SURREY, CR6 9LD

RAYNERS
ESTATE AGENTS



3 WARREN PARK

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VICTORIAN SEMI DETACHED HOUSE

MODERNISING REQUIRED

3 BEDROOMS

FIRST FLOOR BATHROOM

3 RECEPTION ROOMS

KITCHEN

LEVEL REAR GARDEN

SPACE TO EXTEND, SUBJECT TO

PLANNING PERMISSION



This attractive Victorian house offers huge potential to any buyers looking to move into this sought after cul-de-sac near to the Village Centre. In addition to the current accommodation, there is space to the side creating room to extend, STPP or to provide off road parking space. The property does require up-dating and redecoration but does have a gas fired central heating system.

Situation: Warren Park is an extremely popular road within 250 yards of the village centre where there is a good range of shops and amenities, pubs and restaurants. This leafy village sits on the edge of fabulous greenbelt countryside with footpaths, cycleways and bridleways. There are also many recreational facilities including golf courses and sports clubs in the area. Upper Warlingham train station has excellent commuter links to central Croydon, the City and central London. Local bus routes (nearest bus stop at The Green) travel to all surrounding areas. M25 motorway network is accessed at Junction 6 Godstone, approx. 4 miles. There is a good choice of schools for all ages, including state and private sector in the Tandridge and Croydon Area.

Outside: Level Rear Garden measures approximately 50 ft and is mainly lawn bordered by mature hedges. There is space to the side of the house, also a small storage shed.

Ground Floor:

Entrance Vestibule leading to: **Entrance Hall.** Staircase rising to First Floor Landing. Radiator.

Sitting Room: Attractive splay bay window overlooking front of the property. Ornate fireplace with open fire.

Dining Room: French doors and windows to side leading to rear garden. Radiator. Attractive fireplace with open fire.

Morning Room: Attractive splay bay window to side. Radiator. Tiled fireplace recess.

The basic **Kitchen** has a stainless steel sink with work tops, plumbing for washing machine underneath. Tiled walls. Door to: **Lean To.** Access to rear garden and side of the house.

First Floor: Landing giving access to Bedrooms and Bathroom.

Bedroom 1 Bay window facing the rear garden. Radiator. Fireplace.

Bedroom 2 Sash window overlooking the garden. Radiator. Fireplace.

Bedroom 3 Sash window overlooking rear garden. Fireplace. Radiator.

Bathroom: White suite with panelled bath. Pedestal wash hand basin. Low level w.c. Frosted glass oriel window. The Bathroom provides access to the Loft. Radiator.

Tenure: Freehold

Local Authority: Tandridge District Council

Main Services: Gas, Electricity & Water

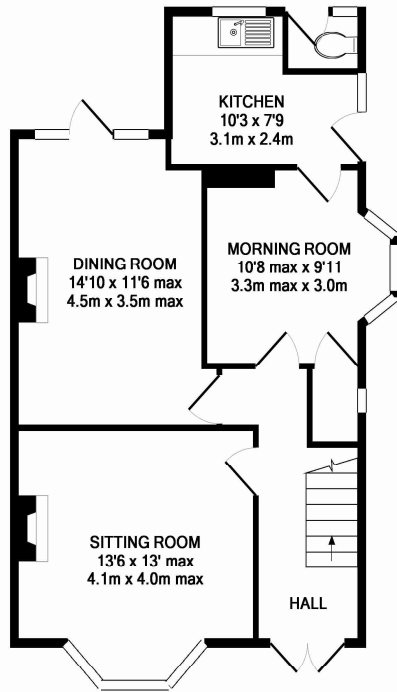
Drainage: Mains

Heating: Gas Fired Central Heating System

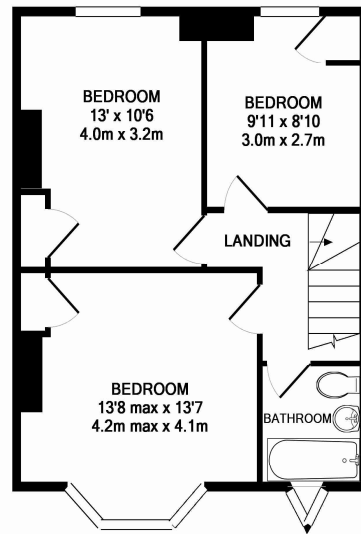
Council Tax: 'E'

PRICE
£325,000



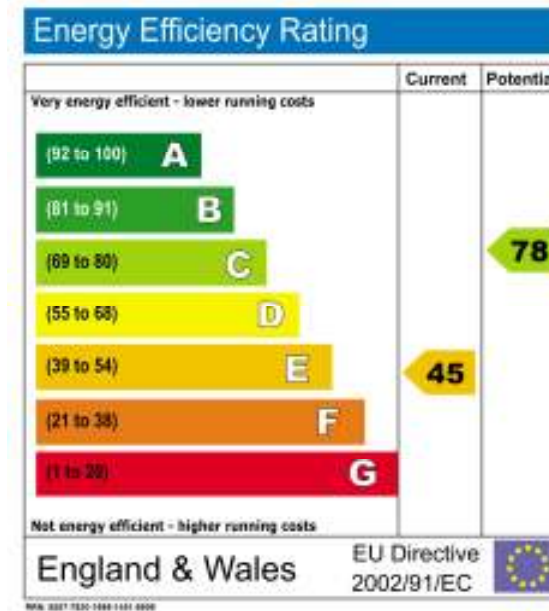


GROUND FLOOR
APPROX. FLOOR
AREA 595 SQ.FT.
(55.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 472 SQ.FT.
(43.8 SQ.M.)

WARREN PARK
TOTAL APPROX. FLOOR AREA 1067 SQ.FT. (99.1 SQ.M.)
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VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT

Agents Notes: The Agents wish to inform prospective purchasers that these Sales Particulars have been prepared as a general guide only. We have not carried out a detailed survey of the building described nor tested the services, appliances nor specific fittings. Room sizes are approximate and measurements may have been rounded up or down for convenience and are in general taken between internal wall surfaces and might therefore include cupboards/shelves etc. and accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed to be removable by the Vendor unless specifically itemised within these particulars

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