



519 Limpsfield Road, Warlingham, Surrey, CR6 9LF

**Pollard Machin**  
estate agents since 1885

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Warlingham  
Surrey CR6 9LF

£575,000

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### Description

A spacious two/three bedroom detached bungalow offering versatile accommodation set on a corner plot of Limpsfield Road/Marks Road within easy reach of Warlingham triangle amenities in addition to Sainsbury's supermarket. EPC rating E. Council tax band E.

### Accommodation

The property briefly comprises; porch area, entrance hall with storage cupboards, large living room with access to side lawn, modern refitted kitchen, dining room (previously bedroom), conservatory, two double bedrooms with fitted wardrobes and bathroom with separate WC. Set on a corner plot the garden has a lawn area to the side with a courtyard style to rear with summer house and rear access to the garage, the front provides parking for several vehicles. Offered to the market with no chain and huge potential to extend.

### Location

The property is conveniently located within easy access of regular bus routes, as well as Upper Warlingham and Whyteleafe stations, each providing connections into Central London. Warlingham Village is just a short walk away, offering a selection of shops, pubs and cafes, as well as a Sainsbury supermarket and local amenities. The area is well served by beautiful open spaces with Woldingham Golf Club also within easy reach.



GROUND FLOOR  
992 sq.ft. (92.2 sq.m.) approx.



TOTAL FLOOR AREA : 992 sq.ft. (92.2 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.





**Viewings Strictly by Appointment Only**

**Pollard Machin Estate Agents**  
45 Limpsfield Road  
Sanderstead  
Surrey  
CR2 9LA  
Tel: 020 8657 4466

Email: [sales@pollardmachin.co.uk](mailto:sales@pollardmachin.co.uk)  
Web: [www.pollardmachin.co.uk](http://www.pollardmachin.co.uk)

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