



268 Tithepit Shaw Lane, Warlingham, Surrey, CR6 9AQ

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Surrey CR6 9AQ

Guide Price £500,000

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### Description

A spacious three bedroom terraced property in need of modernisation offering huge potential with two large outbuildings to the rear and driveway to the front. Situated on Tithepit Shaw Lane with easy access to a number of highly regarded schools and good proximity to parade of shops. EPC Rating E. Council Tax Band E.

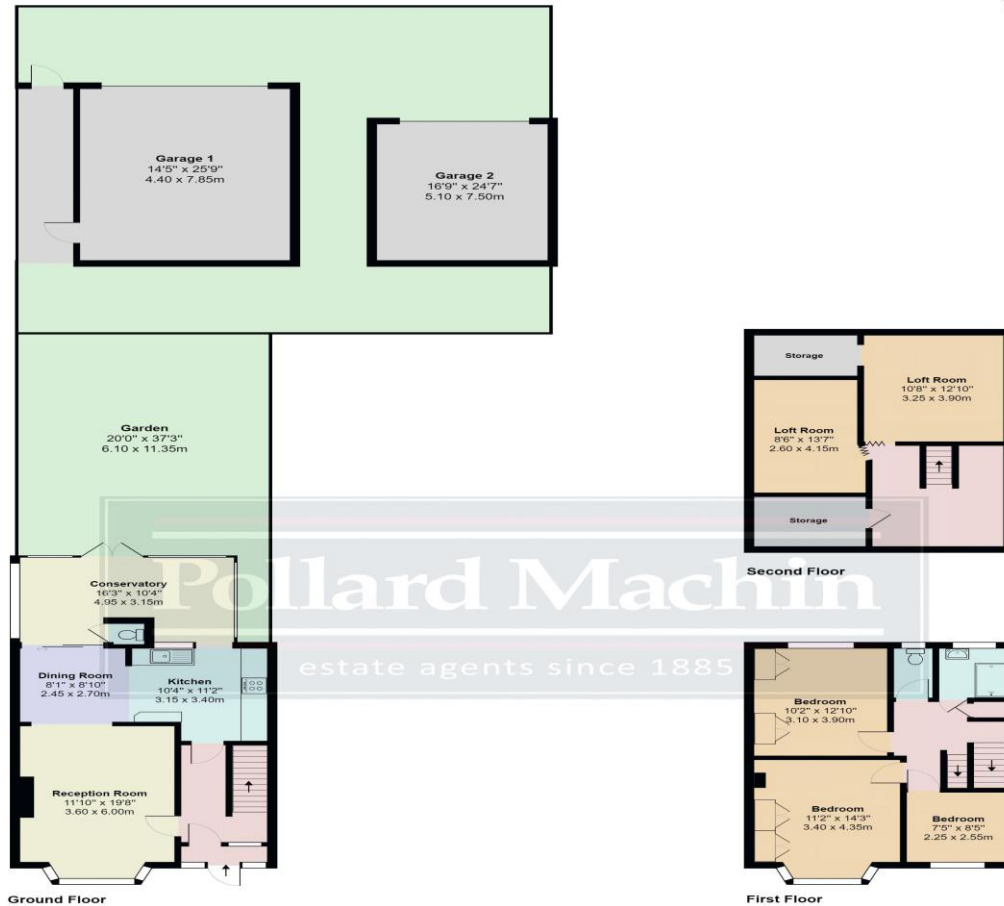
### Accommodation

The property briefly comprises; Porch, entrance hall, living room with bay window, kitchen opening to dining area, conservatory with downstairs cloakroom, two double bedrooms with fitted wardrobes, further single bedroom/study, family bathroom with separate cloak room and two bonus loft rooms with vast eaves storage. The rear garden offers low maintenance with two large outbuildings to rear which are accessed via side access, there is plenty of off street parking to the front and rear.

### Location

Tithepit Shaw Lane is a turning off Limsfield Road being within reach of Hamsey Green shops and pond, several schools including Warlingham School & Sixth Form and Hamsey Green Primary. Both Warlingham and Sanderstead villages are within close proximity as well as a choice of tennis, cricket and golf clubs together with bus services to Croydon, Purley and Selsdon. Open countryside is close by including Riddlesdown Common and the historic Kings Wood with walks through to Farleigh Common. Upper Warlingham & Whyteleafe Stations are just over a mile from the property.





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**Gross Internal Area 1678sq ft / 115.9sq meters**

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data shown.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	52 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**

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