



RAYNERS
TOWN & COUNTRY

HAMSEY GREEN GARDENS
WARLINGHAM, SURREY, CR6 9RQ

2 HAMSEY GREEN GARDENS

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Offers In Excess £500,000

In our opinion this is a fabulous three bedroom semi-detached property that is really nicely presented throughout providing a lovely homely environment. Accommodation includes a welcoming entrance hall which then leads to a light and bright living room, a modern kitchen which has been opened to the dining room providing a wonderful space for family living and an additional room that has been converted from the former garage and now provides a useful snug/home office and a utility room and downstairs WC. On the first floor there are two double bedrooms and a third single bedroom. The family bathroom is fresh and modern with a white suite including a practical 'p' shaped bath with shower over. To the rear of the property is a level south westerly facing garden with a patio area and lawn plus shed and additional patio area to the side. There is a driveway to the front providing off road parking for 2/3 cars.

The property is surrounded by numerous local amenities including the frequent 403 bus service offering access to Warlingham, Sanderstead and Croydon. There is a good selection of local shops including Sainsburys and Waitrose as well as some popular eateries and coffee shops. Excellent rail links are available at numerous local stations including Upper Warlingham, Whyteleafe, Caterham, Sanderstead and Riddlesdown. Within the catchment area of highly regarded schools at both primary and secondary level. Viewing is **HIGHLY RECOMMENDED!**





2 Hamsey Green Gardens



Total Area: 92.2 m² ... 992 ft²

All measurements are approximate and for display purposes only



Tenure: Freehold

Local Authority: Tandridge District Council

Council Tax Band: D

EPC Rating: D

VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. R772

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