



RAYNERS
TOWN & COUNTRY

FARLEIGH ROAD
WARLINGHAM, SURREY, CR6 9EE

222 FARLEIGH ROAD

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GUIDE PRICE OF £750,000

An extremely well presented and spacious 4/5 bedroom semi-detached house, with a newly converted cinema room/extra reception, located in a popular road, within $\frac{3}{4}$ mile from Warlingham Village centre. This property has been completely refurbished and extended to a high specification to provide well proportioned accommodation throughout. Upon entering you'll find a large entrance hallway, leading from which are two good size reception rooms, study, shower room, utility and generous kitchen / breakfast room with vaulted ceiling and sky lights. Upstairs the property offers a master bedroom with Juliette balcony overlooking the rear garden, fitted wardrobes and en-suite shower room, along with a further three double bedrooms and family bathroom. Outside, to the front, there is a paved driveway with ample parking for several cars and to the rear a level garden, with paved patio and shrub borders. An added bonus is the Summer house at the bottom of the garden, currently used as a gym. Viewing is highly recommended.



The property is well positioned within walking distance of Warlingham Village centre with its wide range of eateries, pubs and shops, along with the local primary school, library and village halls and great transport links close by. Train services are at Upper Warlingham and Whyteleafe (zone 6) traveling to Central London in around 35 minutes



- FOUR/FIVE BEDROOM FAMILY HOME RECENTLY EXTENDED TO A HIGH SPECIFICATION
- LARGE KITCHEN/DINER WITH VAULTED CEILING
- LOUNGE AND SEPARATE CINEMA ROOM
- STUDY AND DOWNSTAIRS SHOWER ROOM
- SEPARATE UTILITY ROOM
- MASTER BEDROOM WITH EN-SUITE FITTED WARDROBES AND JULIETTE BATHROOM
- THREE FURTHER DOUBLE BEDROOMS
- LEVEL REAR GARDEN
- SUMMER HOUSE CURRENTLY USED AS GYM
- LARGE DRIVEWAY
- CLOSE TO WARLINGHAM VILLAGE AND EXCELLENT TRANSPORT LINKS





“Attractive level rear garden with the bonus of a Summer house currently used as a gym”



222 Farleigh Road



Total Area: 176.5 m² ... 1900 ft² (excluding gym, shed)

All measurements are approximate and for display purposes only

Tenure: Freehold Local Authority: Tandridge District Council

Council Tax Band: G

EPC Rating: C

VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT

www.raynersproperties.com

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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