



RAYNERS
TOWN & COUNTRY

CREWES AVENUE
WARLINGHAM, SURREY, CR6 9NY

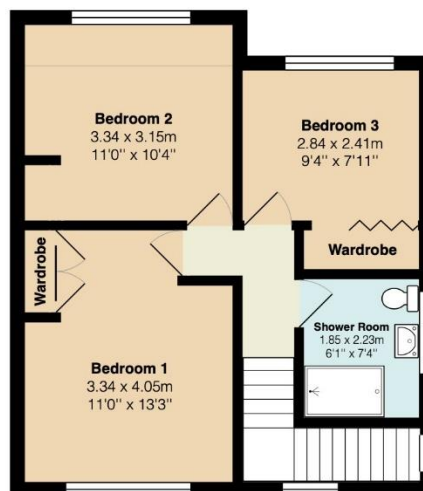
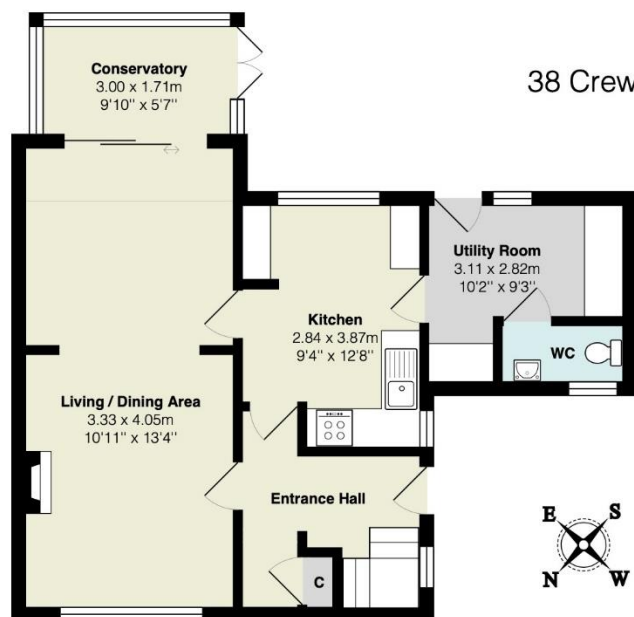
38 CREWES AVENUE

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Rayners are delighted to present to the market this three bedroom, semi-detached house situated in a popular cul de sac location. The property sits on a large, level plot offering scope for extension, subject to the usual planning consents. Accommodation includes a through lounge/dining room with a conservatory, kitchen, separate utility room and downstairs W.C. Upstairs there are three double sized bedrooms and a wetroom. Less than half a mile to Warlingham Village with its plethora of lovely coffee shops, eateries and local amenities. The 403 bus runs along the Limpsfield Road providing a regular service to Sanderstead train station with Upper Warlingham and Whyteleafe train stations also offering excellent commuter links to London. There are a number of popular schools for primary and secondary age children in both public and private sectors. End of chain. Viewing highly recommended.







Total Area: 103.4 m² ... 1113 ft²

All measurements are approximate and for display purposes only



Tenure: Freehold **Local Authority:** Tandridge District Council

Council Tax Band: E

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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