



RAYNERS  
TOWN & COUNTRY

WESTHALL ROAD  
WARLINGHAM, SURREY, CR6 9HD

# 104 WESTHALL ROAD

## WARLINGHAM, SURREY, CR6 9BH

Guide Price £1,150,000

This delightful Edwardian residence, dating back to approximately 1905, exudes charm with its preserved character features, including coving, original fireplaces, timber flooring, and picture rails. Throughout, the property boasts well-proportioned rooms characterised by large windows and lofty ceilings, creating an airy and expansive ambiance.

Accessed through an inviting entrance hall with storage, the ground floor unfolds into a spacious double sitting room featuring a welcoming open fire and wood burner. A sleek kitchen with gloss units and a range oven, an adjoining utility room, and a dining room with patio/garden access complete the ground floor. The first floor hosts the principal bedroom with a sizable walk-in airing cupboard and an en suite bathroom, along with a second spacious double bedroom boasting fitted wardrobes. Additionally, two generously sized double bedrooms with built-in storage share access to a family bathroom. The second floor, accessible via a loft staircase, reveals three sizable loft rooms that offer conversion potential (subject to planning).

Outside, the property is positioned on a sought-after residential road, fronted by an expansive paved driveway accommodating multiple cars and providing access to an integral single garage. The rear features an appealing south-facing garden, predominantly laid to lawn and enclosed by tall hedges and mature trees. This outdoor space includes a large patio for al fresco seating, a water feature, a vegetable patch, and a triple outbuilding comprising a workshop, garden shed, and garden store.

Situated in the highly coveted village of Warlingham, the residence is a short distance from Warlingham Green, offering a variety of local shops, restaurants, pubs, and a Sainsbury's supermarket. Commuting is convenient with Upper Warlingham Station approximately 0.6 miles away, providing direct services to London Bridge and Victoria in approximately 30 minutes.







## Features include .....

- Four Double bedrooms on 1st floor
- Chain Free
- Loft room with three additional rooms
- Fitted Kitchen
- Three Reception Rooms
- Utility Room
- Down Stairs Cloakroom
- Additional store rooms/outhouses
- Single Garage
- Large Driveway with Space for Several Vehicles
- Large level South facing Garden
- Over 3700 sq ft

*“A Particular feature is the appealing south-facing rear garden, predominantly laid to lawn and enclosed by tall hedges and mature trees.”*



104 Westhall Road



Total Area: 351.5 m<sup>2</sup> ... 3784 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

Tenure: Freehold Local Authority: Tandridge District Council

Council Tax Band: G

EPC Rating: E

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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