



**RAYNERS**  
TOWN & COUNTRY

**WESTVIEW ROAD**  
**WARLINGHAM, SURREY, CR6 9JD**



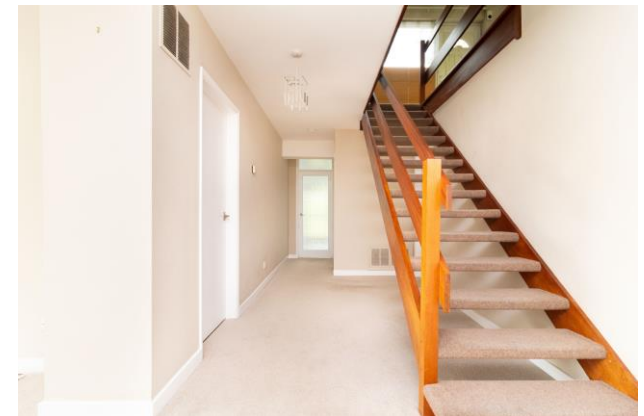
# 9 WESTVIEW ROAD

WARLINGHAM, SURREY, CR6 9JD

Guide Price £850,000

Situated in one of Warlingham's premier roads this detached house offers spacious accommodation. The house is built into the hill making the most of the glorious countryside vista and providing a unique layout. The property appears to be a detached bungalow from the front. You enter the hallway and will find the four double bedrooms and two well appointed bathrooms on this level. You then head downstairs to the main living accommodation which includes a modern kitchen, separate utility room, cloakroom, dining room and very spacious lounge with a further ancillary room and storage area. To the rear of the property is a large garden that falls away from the house leaving open views to be enjoyed. There is a substantial driveway to the front of the property and the double garage can be accessed from here. Totalling over 3000 square feet we believe this property represents excellent value for money.

Local amenities can be found at Warlingham Village close by and Upper Warlingham station is within half a mile with Whyteleafe being just slightly further providing excellent commuter links to London. There are highly regarded schools at both junior and secondary levels making this a great family house. End of chain. Viewing is highly recommended.







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Total Area: 283.6 m<sup>2</sup> ... 3052 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only



**Tenure: Freehold Local Authority: Tandridge District Council**  
**VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT**

**Council Tax Band: G**

**EPC Rating: D**

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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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