



RAYNERS
TOWN & COUNTRY

**BLANCHMANS ROAD
WARLINGHAM, SURREY, CR6 9DF**

45 BLANCHMANS ROAD

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Guide Price £365,000

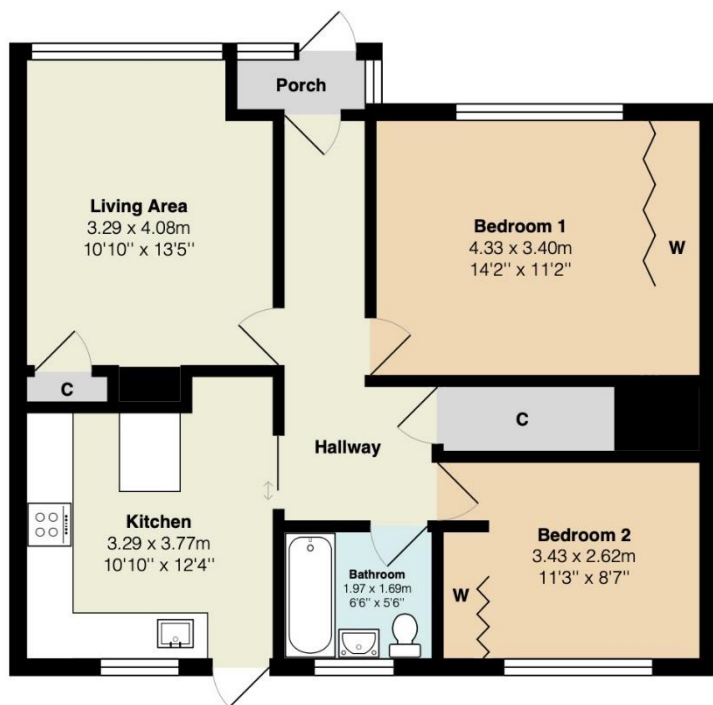
A beautifully maintained two double bedroom ground floor maisonette with direct access to a level, private westerly facing rear garden with patio area. The current owners have refurbished the property throughout including rewiring, replacing the kitchen and bathroom, new internal doors and modern neutral decor throughout. There is large frontage to the property that can provide driveway parking subject to the kerb being dropped (we understand this has been applied for).

Located close to the large Sainsburys supermarket and local to Warlingham village centre which provides a good range of local shops and amenities as well as schools for children of all ages. Limpsfield Road give access to Croydon and the surrounding area. Excellent commuter services to Croydon and Central London via train are found at Upper Warlingham and Whyteleafe. **MUST VIEW!**





45 Blanchmans Road



Total Area: 68.6 m² ... 738 ft²

All measurements are approximate and for display purposes only

Tenure: Leasehold

Lease Length: 130 Years from Oct 1980 approx 87 years remaining (as of Jan 2024)

Local Authority: Tandridge District Council

Council Tax Band: C

EPC Rating: C

Service Charge: We have been advised by the seller that this varies depending on works required and is paid the year after. It was £677.00 for the year 2020-2021 and for the year of 2021-22 this was £339.26 the latest service charge will be received in March 2024 please ask for further details (this includes building insurance and ground rent).

Additional info –

Please note the seller has advised of the following, this will all need to be verified through solicitors.

- That they have applied for permission to drop the kerb outside the property and are awaiting to hear a response.
- There are scheduled works to be carried out with the renewal of the roof, they currently do not have a start date and costing is currently being confirmed please ask for further details
- The windows, back door and inner porch door were all replaced in 2018 and outer porch door and porch windows were all replaced in Dec 2023

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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