



RAYNERS  
TOWN & COUNTRY

WARREN PARK  
WARLINGHAM, SURREY, CR6 9LD

# WARREN LODGE, 10 WARREN PARK

WARLINGHAM, SURREY, CR6 9LD

GUIDE PRICE £895,000

A rare opportunity to purchase a superb, characterful detached house situated on a third of an acre plot in one of Warlingham's premier roads. Warren Lodge has been in the same ownership for many years and has been a really well loved family home. It now offers the incoming purchaser the scope to update to their own taste and the opportunity to extend or potentially even build a separate dwelling to the side (subject to the usual planning consents).

The accommodation provides almost 1800 square feet of living space comprising a magnificent wood panel hallway which leads to two reception rooms to the rear giving direct access to the garden. Additionally on the ground floor is a breakfast room that gives access to the kitchen and utility space/downstairs WC. The first floor provides four generously proportioned double bedrooms, family bathroom and separate WC. To the side of the property is a double garage and an in and out driveway to the front. The south facing level garden at the rear of the house is mainly laid to lawn with mature and productive fruit trees.

Situated within a short level walk (0.4 miles) from Warlingham village with its array of coffee shops and amenities. The 403 bus service runs along the Limpsfield Rd giving access to Croydon with train services available from Upper Warlingham and Whyteleafe stations. Within the catchment area of a number of desirable schools at both primary and secondary level. Offered to the market with no onward chain viewing is **HIGHLY RECOMMENDED**.







## 10 Warren Park



Total Area: 165.7 m<sup>2</sup> ... 1784 ft<sup>2</sup> (excluding double garage, greenhouse)

All measurements are approximate and for display purposes only

**Tenure: Freehold**

**Local Authority: Tandridge District Council**

**Council Tax Band: G**

**EPC Rating: D**

**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. R.772

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