



RAYNERS
TOWN & COUNTRY

SEARCHWOOD ROAD
WARLINGHAM, SURREY, CR6 9BB

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GUIDE PRICE £645,000

13 Searchwood Road is a detached family home set on a leafy residential road. The ground floor accommodation includes separate living room, kitchen and dining room. Upstairs there are four bedrooms a family bathroom and a separate WC. The property now requires some modernisation but offers fantastic scope for the incoming purchaser to create a wonderful family home in their own style. To the rear is a large garden mainly laid to lawn and bordered by mature shrubs. To the front of the house is a sloped garden and a driveway leading to the garage. There is scope for extension (subject to the usual planning consents).

Searchwood Road is a sought after residential road within close proximity of Upper Warlingham & Whyteleafe stations with excellent commuter links to London (approx. 38mins) and the City. There is also a good choice of schools in the vicinity for children of all ages.





13 Searchwood Road



Tenure: Freehold
Local Authority: Tandridge District Council
Council Tax Band: F
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. R772

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