



- Five bedroom detached
- Two reception rooms
- Walking distance to Sainsbury's
- Off Street parking for up to 4 cars
- Potential to extend STPP

586 Limpsfield Road, Warlingham, CR6 9DS

Offers Invited £450,000

A great opportunity to acquire this bright and spacious five bedroom detached family house, conveniently located for local amenities, frequent bus services and Sainsbury's Warlingham. Internally offering two separate reception rooms, a useful downstairs cloakroom / shower room, fitted kitchen with integrated appliances and direct access to the level rear garden. Off street parking is also provided via the driveway for up to four cars. This property does require some updating but would lend itself well to an extension to the rear and loft. Viewing is advised to appreciate location and size.



Property Description

ENTRANCE HALL

Double glazed front door with double glazed window to side, stairs to first floor, power point, cupboard housing gas and electric meters, laminate flooring, coving.

DINING ROOM

Double glazed bay window to front, radiator power point, laminate flooring, coving, feature fire place surround.

LOUNGE

Double glazed window to rear, radiator, power point, coving.

DOWNSTAIRS CLOAKROOM

Low level w.c., wash hand basin with vanity unit below, fully tiled shower cubicle with wall mounted shower, tiled flooring, wall mounted heated towel rail, double glazed window, cupboard housing boiler, ceiling light.

KITCHEN

Fitted wall and base units, fully tiled flooring, part tiled walls, power point, gas point for cooker, space for large range style cooker, spotlight, single stainless steel sink and drainer unit with mixer tap, double glazed window to front with double glazed door to front, integrated fridge and separate freezer, integrated dish washer and washing machine, double glazed window to rear with double glazed door to garden.



LANDING

Access to loft, doors to bedrooms and bathroom.

BEDROOM ONE

Double glazed bay window to front, radiator, power points, spot lights.

BEDROOM TWO

Double glazed window to rear, power point, radiator, coving, fitted twin wardrobes.

BEDROOM THREE

Double glazed window to front, radiator, power point, coving.



BEDROOM FOUR

Double glazed window to front, power point, radiator, coving.

BEDROOM FIVE

Double glazed window to rear, radiator, power point, coving.

BATHROOM

Corner bath, fully tiled walls, pedestal wash hand basin, low level w.c., double glazed window, wall mounted towel rail, coving, tiled flooring, spot lights.

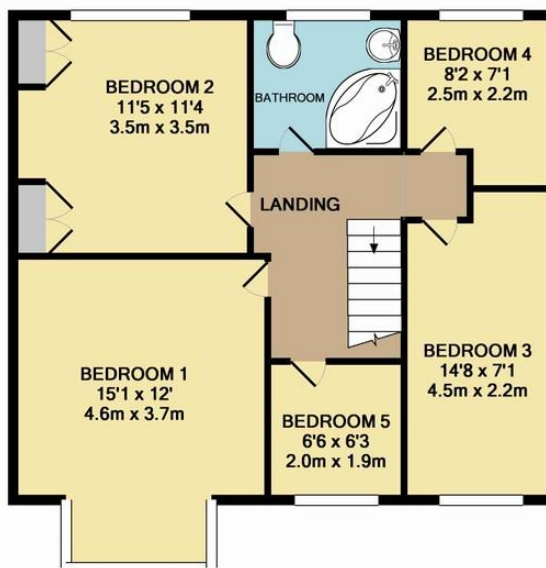
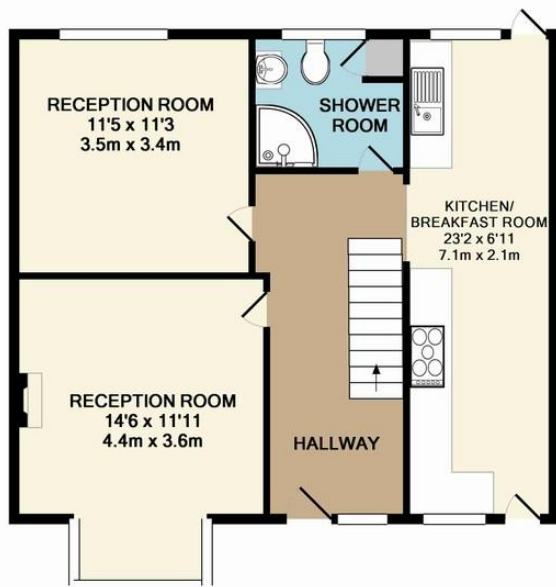
GARDEN

Level garden mainly laid to lawn, garden shed, outside tap.

DRIVEWAY

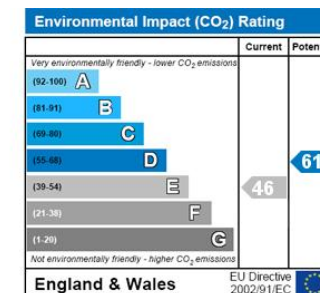
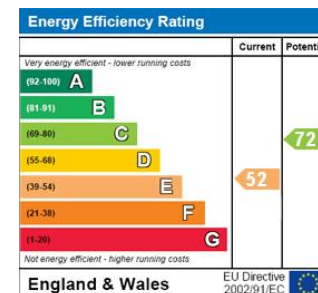
Off street parking via driveway for up to four cars.





TOTAL APPROX. FLOOR AREA 1259 SQ.FT. (117.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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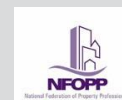


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