



**Hillbury Road, Warlingham - CR6 9TD**

Guide Price **£550,000**





## 152 Hillbury Road

Warlingham, Warlingham

A three bedroom semi detached family home situated in a highly sought after location within easy reach of a choice of train stations, Whyteleafe Park and schools for all ages. The property is offered with no onward chain.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Lounge/Dining Room
- Kitchen
- Entrance Hall
- Three Bedrooms
- Bathroom
- Garage
- Off Street Parking



Welcome to this charming three-bedroom semi-detached house, nestled in a tranquil neighborhood and boasting an array of appealing features. With a spacious through lounge/dining room, a spacious kitchen/breakfast room, and a generously sized rear garden, this property offers comfortable living spaces ideal for families looking for a family home in a highly sought after location.

**Key Features:**

- **Through Lounge/Dining Room:** Enjoy the warmth of natural light streaming through the bay window, illuminating the inviting ambiance of the living and dining areas. French doors seamlessly connect indoor and outdoor spaces, providing easy access to the rear garden and creating a perfect setting for entertaining guests or relaxing evenings.
- **Kitchen/Breakfast Room:** Fitted in a range of base and eye level units, this kitchen has direct access to the rear garden and potential to knock through to the dining room to create a spacious open plan kitchen/diner, subject to the required planning and building regulations.
- **Bedrooms:** Ascend to the first floor, where you'll find two spacious double bedrooms and a single bedroom.
- **Bathroom:** Pamper yourself in the stylish bathroom, complete with a bath and a separate shower cubicle for added convenience.
- **Outdoor Spaces:** A driveway to the front of the property provides convenient off-road parking, leading to the garage for secure storage of vehicles or additional belongings. The large rear garden offers plenty of space for families and outdoor activities.

**Location:** Situated in a desirable neighborhood, this property enjoys proximity to local amenities, schools, and transportation links with a choice of two train stations within easy access, ensuring both convenience and accessibility for residents. Whyteleaf park is located at the end of the road which offers a range of outdoor recreational facilities.

**In Summary:** This three-bedroom semi-detached house presents an excellent opportunity to acquire a comfortable and well-appointed home in a residential setting. Whether you're seeking spacious living areas, outdoor relaxation, or convenient amenities, this property offers a perfect blend of comfort and functionality.



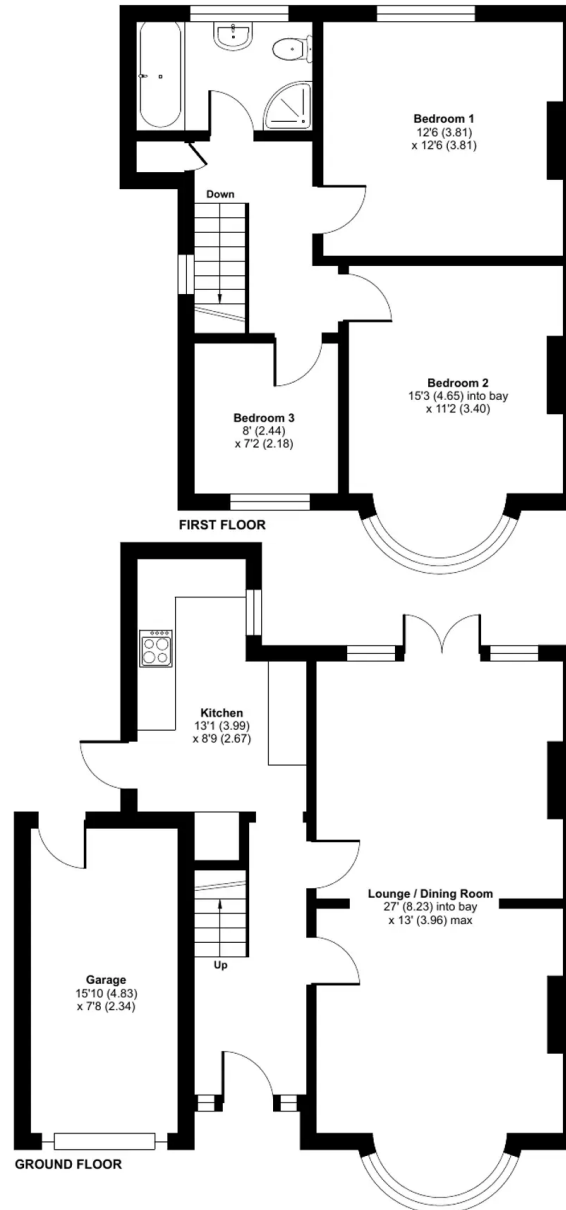
# Hillbury Road, Warlingham, CR6

Approximate Area = 1040 sq ft / 96.6 sq m

Garage = 121 sq ft / 11.2 sq m

Total = 1161 sq ft / 107.8 sq m

For identification only - Not to scale





## Park & Bailey Warlingham

Park & Bailey, 426 Limpsfield Road - CR6 9LA

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