



33 Glebe Road, Warlingham – CR6 9NG

Guide Price **£525,000**





33 Glebe Road

Warlingham

A 3 bed Victorian cottage just off Warlingham Village Green. Enjoy character interiors, cosy living spaces, gardens and parking, and scope to extend (STPP) – all moments from shops, cafés and pubs.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Village Location
- Victorian Three Bedroom Semi Detached Cottage
- Lounge
- Dining Room
- Kitchen
- Ground Floor Bathroom
- Off Street Parking



Charming Three Bedroom Semi-Detached Victorian Cottage |

Sought-After Location Just Off Warlingham Village Green |

Potential to Extend (STPP) | Off Street Parking

Situated in a highly desirable side road just moments from Warlingham Village Green, this attractive three bedroom semi-detached Victorian cottage combines characterful living with excellent potential.

The accommodation comprises an entrance hall leading to a cosy front lounge with bay window, a separate dining room opening into the kitchen, and a ground floor bathroom. On the first floor there are three well-proportioned bedrooms, offering flexible space for a growing family.

Outside, the property enjoys gardens to the side and rear along with space for off street parking. There is also scope to extend to the side, subject to the usual planning consents, providing an exciting opportunity to create a bespoke family home.

Perfectly positioned in the heart of Warlingham, the property is just a short walk from the Village Green with its selection of shops, cafés, pubs and restaurants. Excellent transport links are nearby, with regular bus routes and Upper Warlingham Station offering fast services into London.

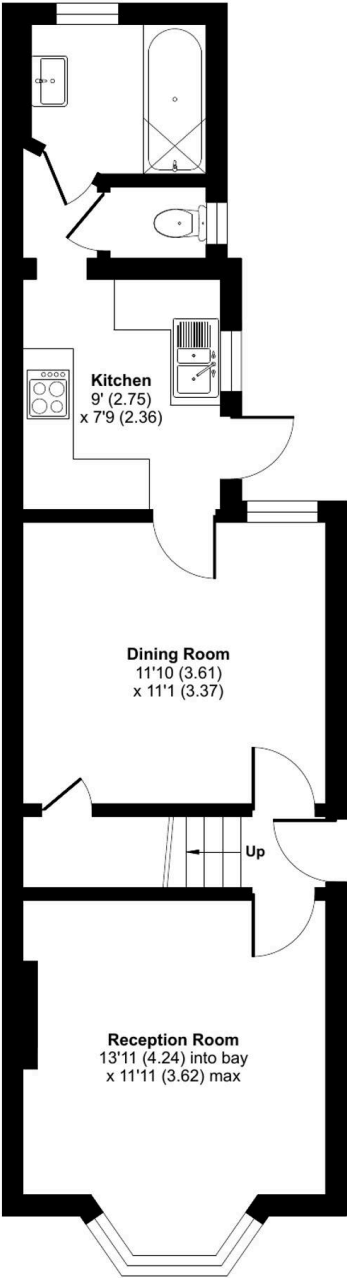
A rare opportunity to acquire a Victorian cottage in this sought-after location with superb potential – early viewing is highly recommended.



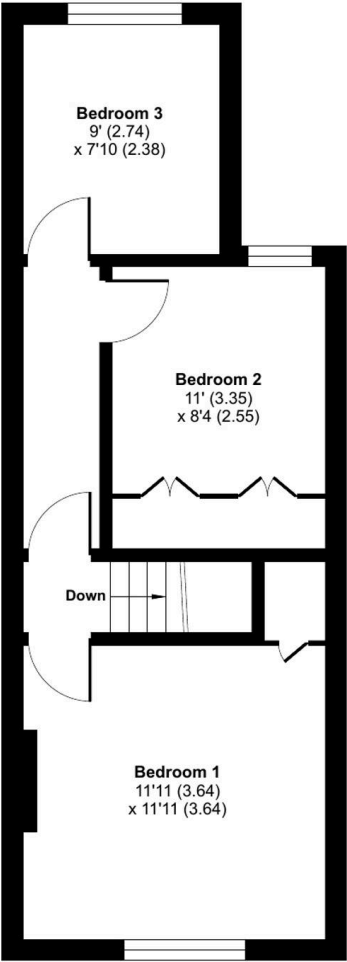
Glebe Road, Warlingham, CR6

Approximate Area = 857 sq ft / 79.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR





Park & Bailey Warlingham

Park & Bailey, 426 Limpsfield Road – CR6 9LA

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