



16 Eglise Road, Warlingham – CR6 9SE

In Excess of £625,000







## 16 Eglise Road

Warlingham

A two bedroom detached bungalow situated in a highly sought after location close to Warlingham Village green. The bungalow is offered with no onward chain.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Detached bungalow in a sought-after location
- Two double bedrooms with fitted wardrobes
- Flexible dining room that can serve as a third bedroom
- Bright sitting room with a fireplace and conservatory access
- Kitchen with views over the front garden
- Family bathroom and separate shower room
- South-facing rear garden with patio and lawn
- Driveway with off-street parking and double-length garage





### Charming Two-Bedroom Detached Bungalow in Highly Sought-After Location

Situated in a desirable and convenient location close to Warlingham Village Green, this delightful two-bedroom detached bungalow offers a versatile layout and is perfect for those seeking comfortable single-level living. Boasting a bright and spacious interior, along with beautifully maintained gardens, this property is an ideal choice for downsizers or families looking for a peaceful retreat.

#### Accommodation Overview

The property welcomes you with a **spacious entrance hall**, thoughtfully designed with built-in storage cupboards, ensuring practicality from the outset.

Additional storage in hall cupboard and area housing the boiler

The **sitting room** is a warm and inviting space, featuring a charming brick-built fireplace as its focal point. Double-glazed patio doors lead to a **conservatory**, which provides a tranquil spot to enjoy uninterrupted views of the rear garden.

A **separate dining room** offers additional flexibility and can easily be converted into a third bedroom if required.

Both **double bedrooms** are generously proportioned and come with fitted wardrobes, providing ample storage.

The **kitchen** is fitted with a range of base and eye-level units, offering plenty of workspace and storage, while the large window allows natural light to flood in and provides a lovely view over the front garden.

The property also features a **family bathroom** and a separate **shower room**, adding convenience for busy households or visiting guests. Loft space.

#### Outdoor Spaces

The exterior is equally impressive. The **front garden** is mainly laid to lawn, bordered by vibrant flower and shrub beds. A driveway provides off-street parking and leads to a **double-length garage**, which includes rear access to the garden.

The **south-facing rear garden** is a true highlight, offering a sunny and serene space to unwind. A patio area is perfect for al fresco dining or entertaining, while the level lawn is surrounded by well-tended flower and shrub borders. The garden is fully enclosed with panel fencing and includes a gate leading back to the front garden.



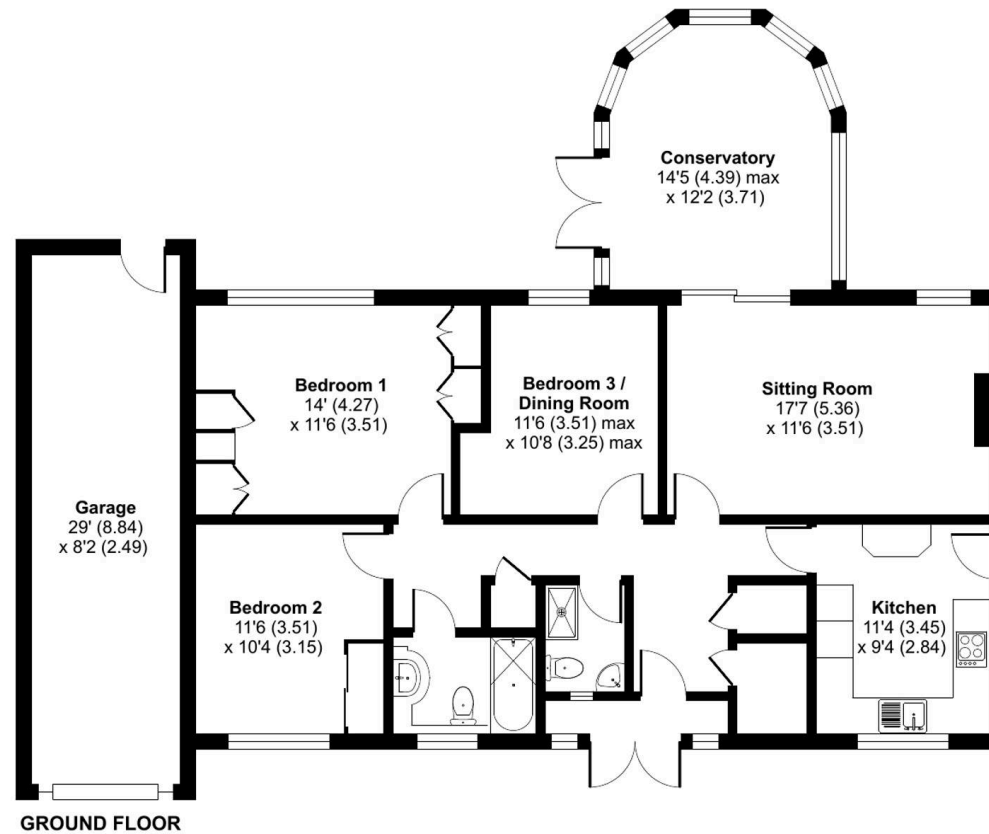
# Eglise Road, Warlingham, CR6

Approximate Area = 1195 sq ft / 111 sq m

Garage = 237 sq ft / 22 sq m

Total = 1432 sq ft / 133 sq m

For identification only - Not to scale







## Park & Bailey Warlingham

Park & Bailey, 426 Limpsfield Road – CR6 9LA

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